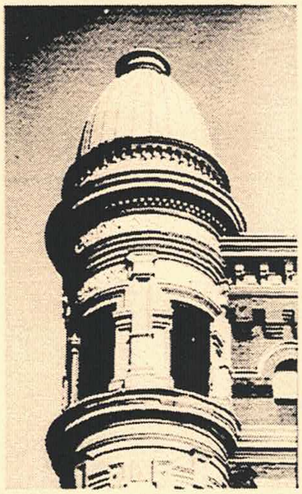
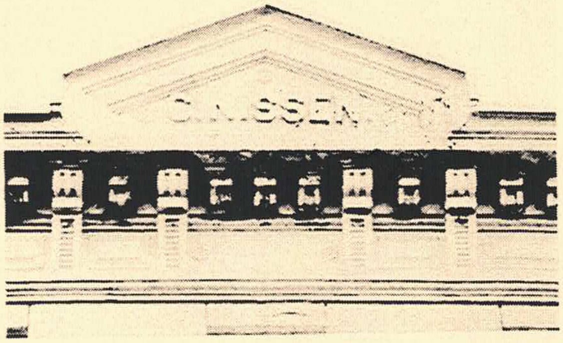
LANDMARK DESIGNATION REPORT





Armitage-Halsted District

Predominantly Armitage Avenue between Halsted and Racine and Halsted Street between Armitage and Webster

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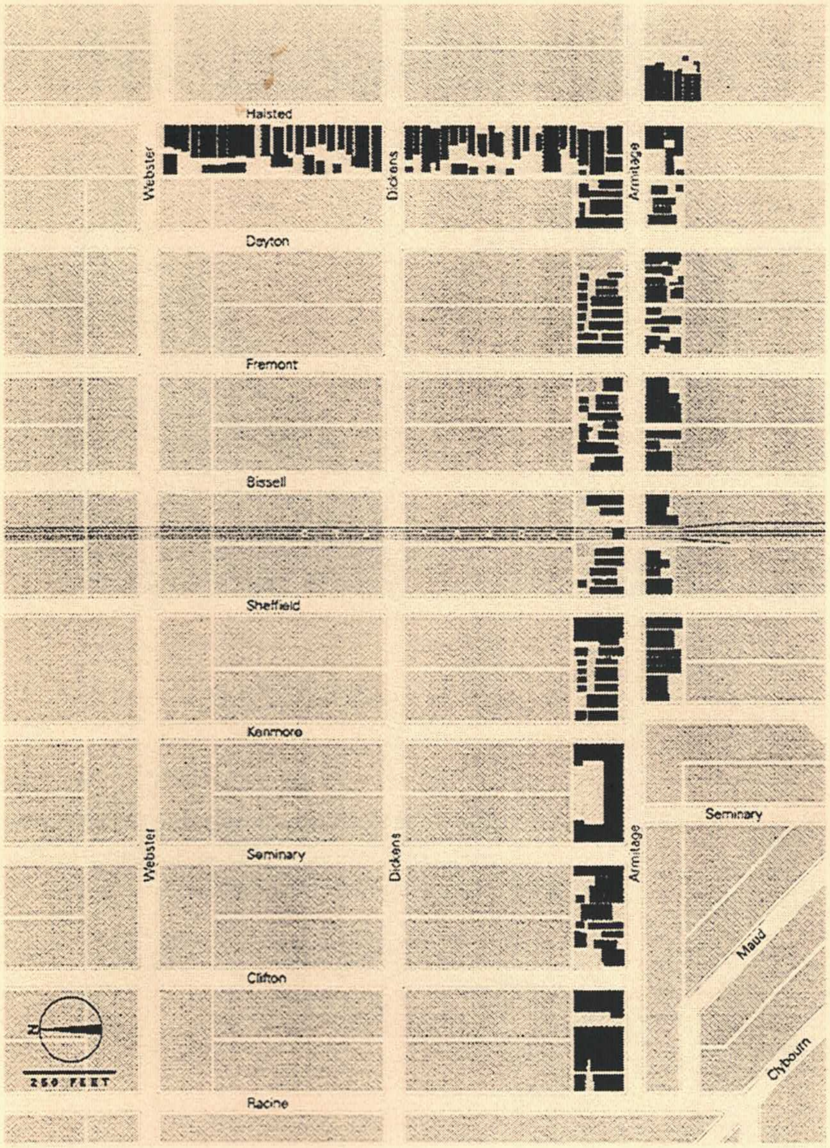
Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, February 7, 2002

CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Alicia Mazur Berg, Commissioner


Halsted
Webster
Dickens
Armitage
Dayton
Fremont
Bissell
Sheffield
Kenmore
Seminary
Seminary
Webster
Dickens
Armitage
Maud
Clifton
Clybourn
Racine
N
250 FEET

Above: A map of the Armitage-Halsted District. The district is located in the Lincoln Park neighborhood on Chicago's North Side.

Cover (clockwise from top right): W. Armitage Ave. looking east from N. Bissell St.; cornice at 2000 N. Halsted St., N. Halsted St. looking north from approximately 2138 N. Halsted St.; corner turret at 1024 W. Armitage Ave.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

Armitage-Halsted District

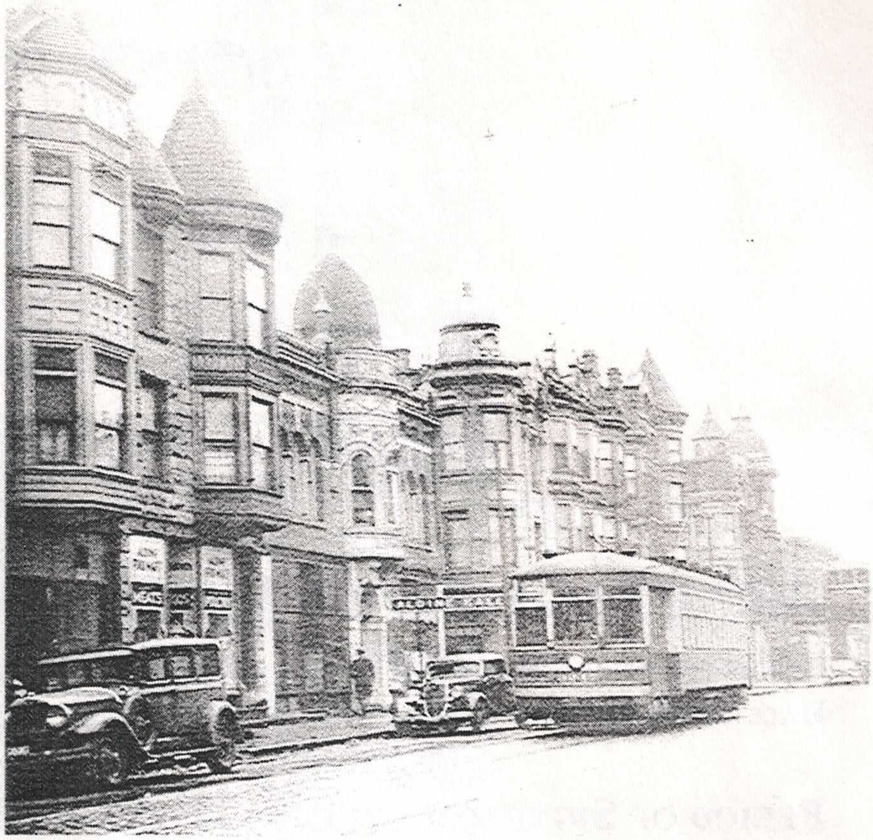
Predominantly Armitage Avenue between Halsted and Racine and Halsted Street between Armitage and Webster

Period of Significance: c. 1870 - 1930

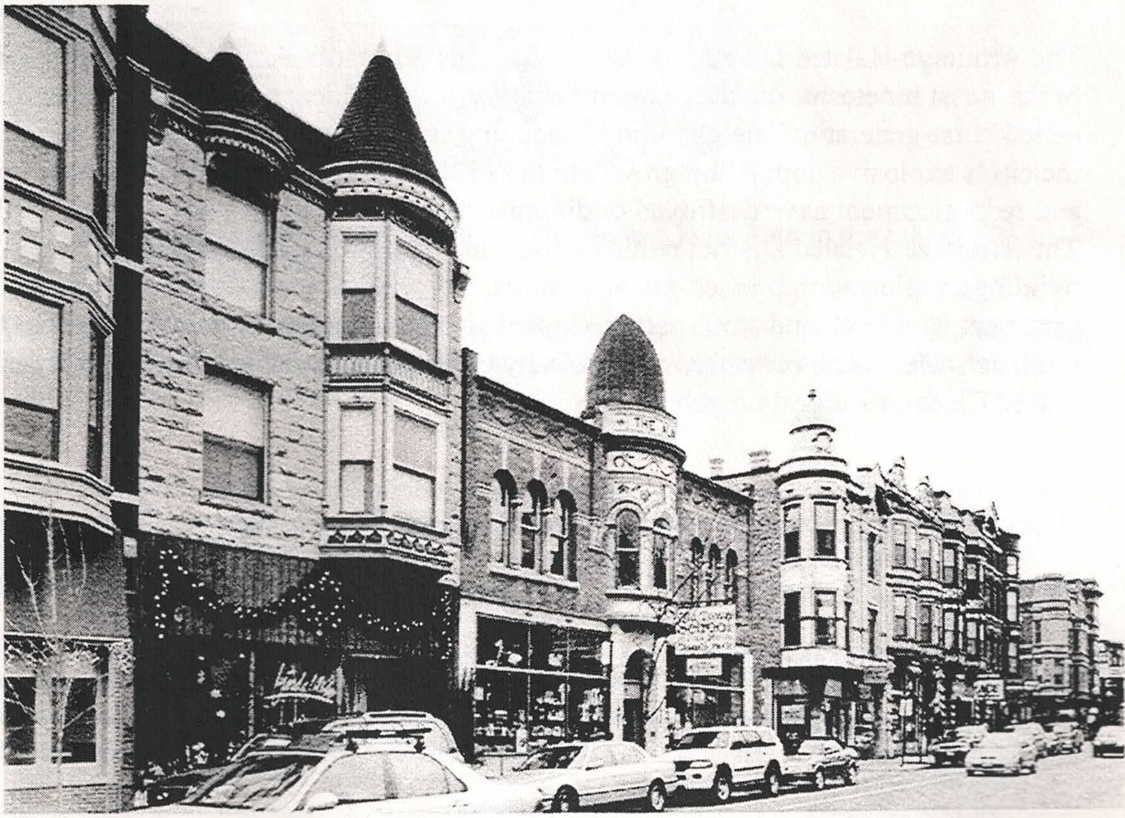
The Armitage-Halsted District, located in Chicago's Lincoln Park community area, is one of the finest nineteenth-century commercial districts in Chicago. Many of Chicago's so-called "first-generation" neighborhood shopping streets developed during the period of the city's explosive population growth in the 1880s and 90s, but subsequent demolition and redevelopment have destroyed or diminished today's visual impact of many of them. The Armitage-Halsted District retains a solid and exceptional core of Victorian-era buildings, replete with pressed-metal cornices, bay windows and turrets, terra-cotta ornament, and brick and stone patterning that give an onlooker an excellent feel for the intimate scale, visual eclecticism, and beauty of the commercial architecture that once graced Chicago's oldest neighborhoods.

The Development of Chicago's Historic Nineteenth-Century Commercial Streets

During the nineteenth century, Chicago developed as a series of tightly organized and built neighborhoods. Until electric streetcars and elevated lines were built in the 1890s and early 1900s, public transportation consisted chiefly of horse-drawn streetcars which



The Armitage-Halsted District, located in the Lincoln Park community area, is one of the finest nineteenth-century commercial streetscapes in Chicago. Armitage Avenue, circa 1930 (right) and today (bottom).



were slow and unreliable. Although a major shopping district was located in downtown Chicago, most Chicagoans shopped near their homes in small stores located along neighborhood shopping streets. Here, the daily necessities of food, medicines, clothing, banking and other goods and services could be handled conveniently without leaving the neighborhood.

These local shopping districts were composed of buildings that typically fit the scale of their surrounding residential neighborhoods. Each usually was two to four stories in height, with shops on the first floor and apartments on upper floors. Some buildings had offices on upper floors instead of apartments, while others contained "public halls" or meeting rooms that could be rented by civic and fraternal organizations. Because Chicago street frontage was valuable, buildings usually were narrow facing the street and extended deeply into building lots. Less densely built-up commercial areas might have commercial buildings interspersed with residential buildings such as cottages, two- and three-flats, and larger apartment buildings. More densely developed shopping areas such as the Armitage-Halsted District often saw "party-wall" buildings creating a solid wall of buildings, much like residential rowhouses.

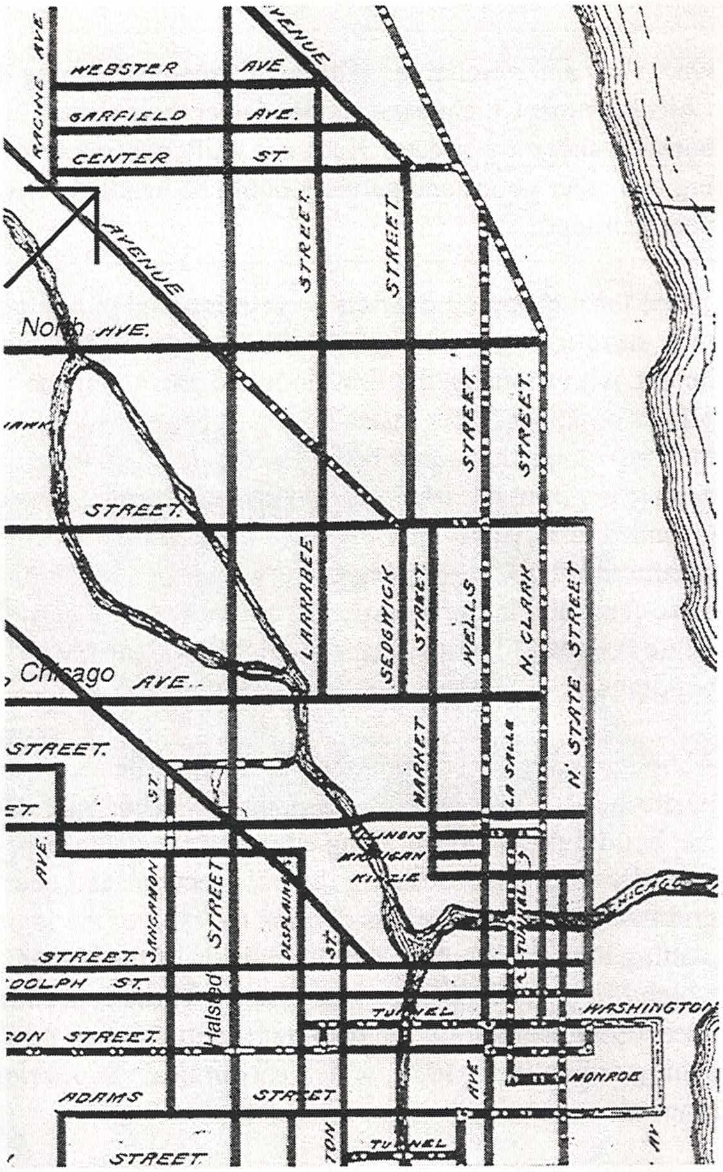
Although individual commercial buildings often were built at most street intersections in nineteenth-century Chicago neighborhoods, concentrated areas of neighborhood commercial buildings developed along arterial streets with public transportation. These streets typically were those defining the mile sections and quarter-sections of the Chicago street grid into which the city was divided (a result of the logical, rectilinear pattern of land platting brought about by the subdivision of the United States' Northwest Territory, of which Illinois and Chicago was a part). These concentrations of store buildings were later recognized during the twentieth century when the City of Chicago adopted its first zoning ordinance in 1923, which encouraged the development of long continuous retail strips along the city's major arterial streets.

Commercial areas especially developed where street railway lines crossed, creating "nodes" of commerce that capitalized on passengers transferring between lines. By 1900 with the development of the elevated train system, significant clusters of commercial buildings had also developed around rapid transit stations. The commercial development of Armitage Avenue and Halsted Street are the product of these forces.

The Development of Armitage Avenue and Halsted Street

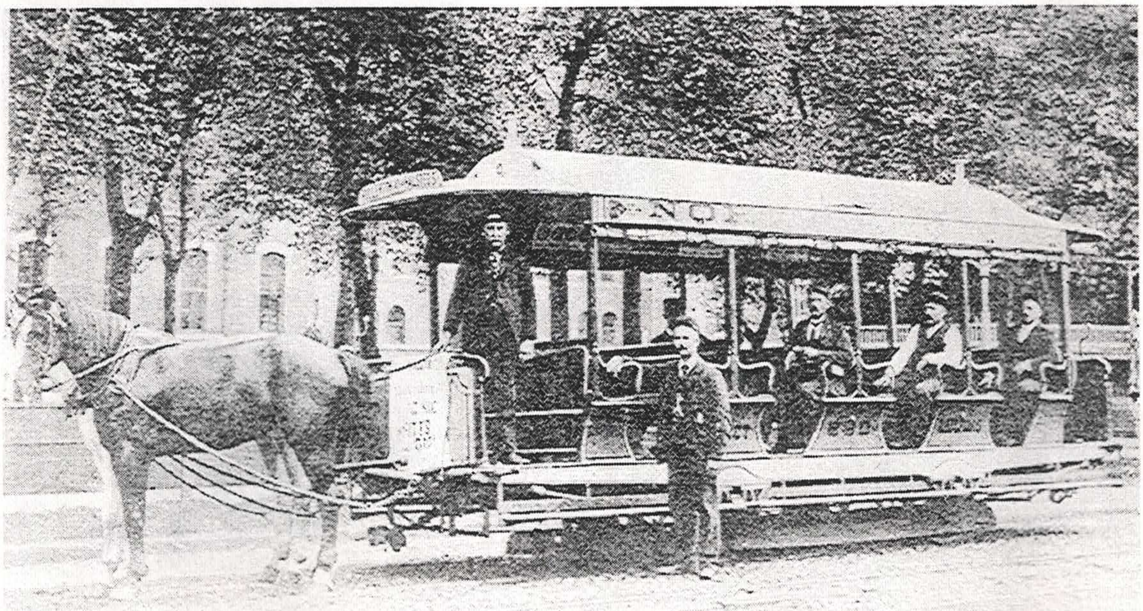
The history of Armitage Avenue (originally known as Center Street) and Halsted Street as neighborhood shopping streets reflects the development of the western portion of the Lincoln Park community area—the area now commonly known as Sheffield—during the late nineteenth century. Armitage and Halsted developed with buildings housing businesses providing goods and services conveniently located for the residents of this rapidly growing neighborhood.

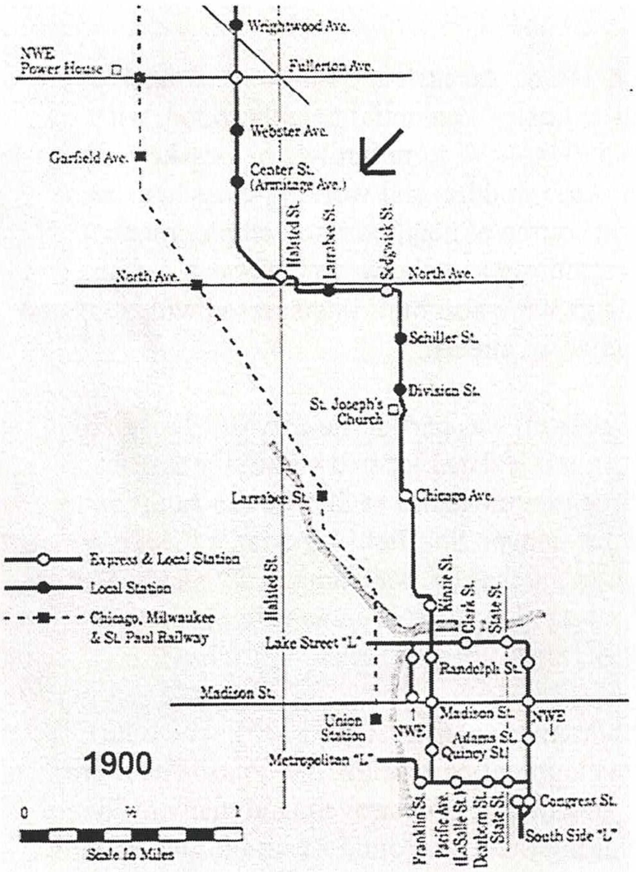
The boundaries of the Lincoln Park community area are North Avenue on the south,

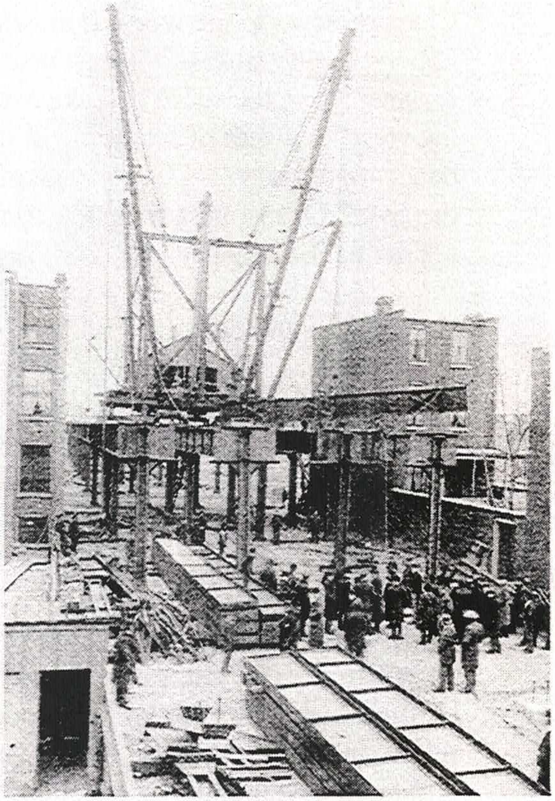

RACINE AVE
WEBSTER AVE
GARFIELD AVE.
CENTER ST
AVENUE
AVENUE
North AVE.
STREET
STREET
STREET
STREET
STREET.
LARRABEE
SEDGWICK
STREET
WELLS
N. CLARK
STATE STREET
Chicago AVE.
STREET.
ST.
AVE.
ST.
SANGAMON
STREET
Halsted
DESPLAINES
ST.
MARKET
LA SALLE
N. STATE STREET
ILLINOIS
MICHIGAN
KINZIE
TUNNEL
STREET.
OOLPH ST.
TUNNEL
WASHINGTON
SON STREET.
MONROE
ADAMS
STREET
AVE
TUNNEL
STREET

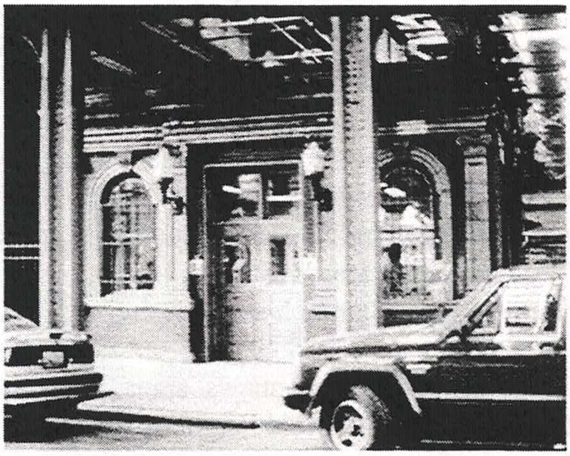
Development of the Armitage-Halsted District was first encouraged in the 1870s and 80s by the creation of a network of streetcar lines that connected the Lincoln Park neighborhood with downtown Chicago.

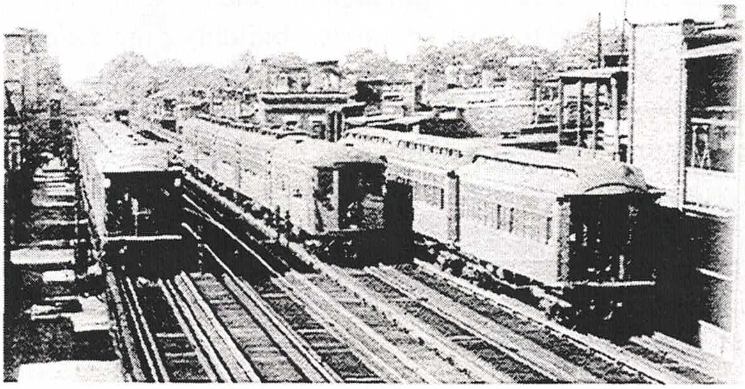
Right: A map of Near North Side streetcar lines, circa 1890. (Armitage originally was called Center Street, see arrow; Dickens Street was known as Garfield Avenue.) Bottom: Before these lines were electrified in the 1890s, streetcars were pulled by horses.




Wrightwood Ave.
NWE Power House
Fullerton Ave.
Webster Ave.
Garfield Ave.
Center St. (Armitage Ave.)
Halsted St.
Larrabee St.
Sedgwick St.
North Ave.
North Ave.
Schiller St.
Division St.
St. Joseph's Church
Larrabee St.
Chicago Ave.
Express & Local Station
Local Station
Chicago, Milwaukee & St. Paul Railway
Halsted St.
Kinzie St.
Clark St.
State St.
Lake Street "L"
Randolph St.
Madison St.
Union Station
NWE
Madison St.
NWE
Adams St.
Quincy St.
Metropolitan "L"
1900
0
½
1
Scale In Miles
Franklin St.
Pacific Ave. (LaSalle St.)
Dearborn St.
State St.
Congress St.
South Side "L"







The district was strongly influenced by the construction of the Northwestern Elevated Railroad (now the Chicago Transit Authority's Red, Brown, and Purple Lines) which allowed easy access to downtown Chicago and encouraged more intensive commercial development on Armitage and Halsted.

Top right: Construction of the elevated structure began in 1894, and regular train service began in 1900. Top left: A map from 1900 shows the numerous elevated stops originally serving the North Side, including ones at Halsted, Armitage (see arrow), and Webster. Middle left: The "L" station house, designed by William Gibb, has handsome Classical Revival-style terra-cotta ornament. Bottom left: A view of "L" trains entering and leaving the Armitage station, circa 1940-50.

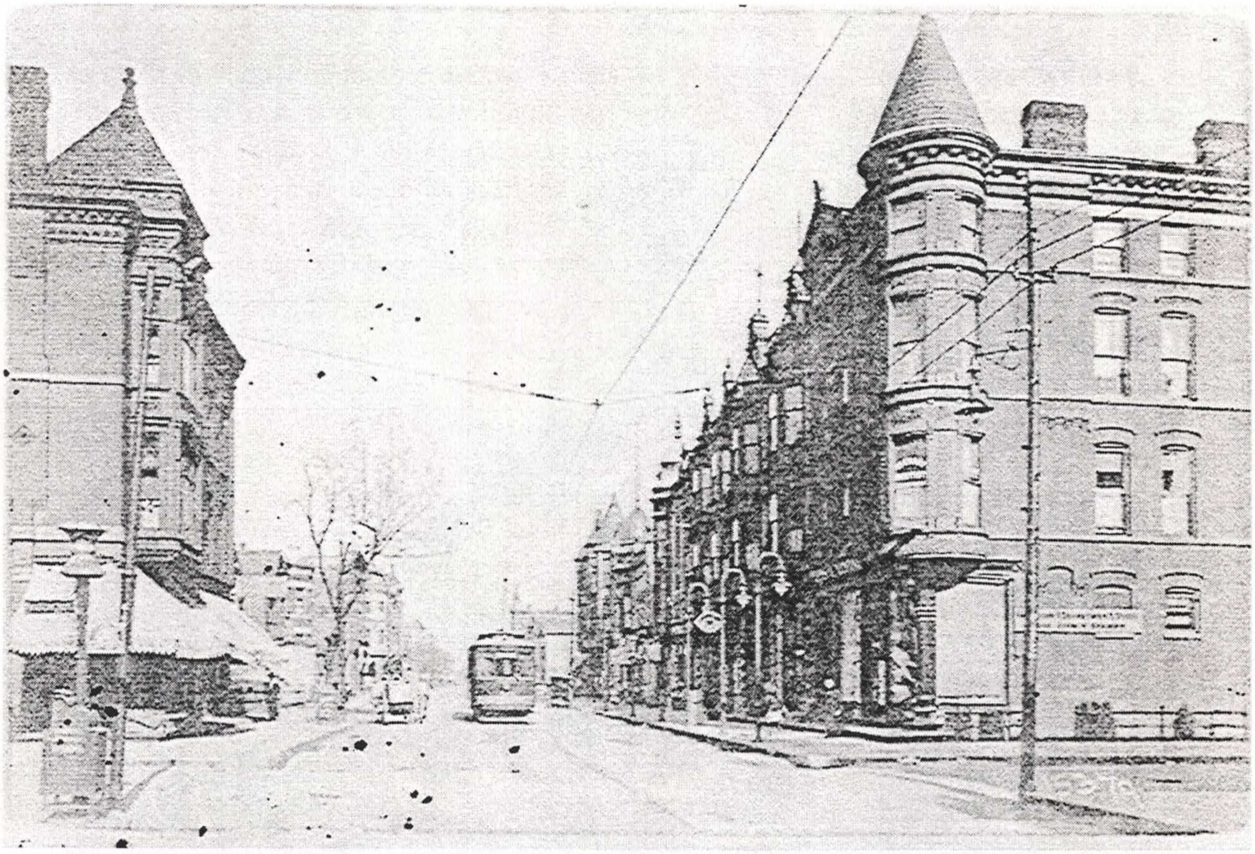
Diversey Parkway on the north, Lake Michigan on the east, and the North Branch of the Chicago River to the west. It developed as a mostly residential neighborhood, with upper-class housing to the east near Lincoln Park—the community's namesake park situated along the shore of Lake Michigan—and middle- and working-class housing to the west. A swath of factories, an important source of neighborhood employment, was concentrated on the western edge of the community area, between Clybourn Avenue and the river. Over time a few industrial buildings were also built interspersed with shop and residential buildings along Armitage and adjacent streets.

The Lincoln Park neighborhood north to Fullerton was part of the City of Chicago by 1853; this included the portions of Armitage and Halsted located within the district. Much of this area was first platted at the time of annexation as Sheffield's Addition to Chicago, named for a leading property owner, Joseph Sheffield, who ran a local plant nursery. Another important early property owner was the McCormick Theological Seminary, which relocated in 1863 from its previous home in Indiana to property at Fullerton Avenue and Halsted.

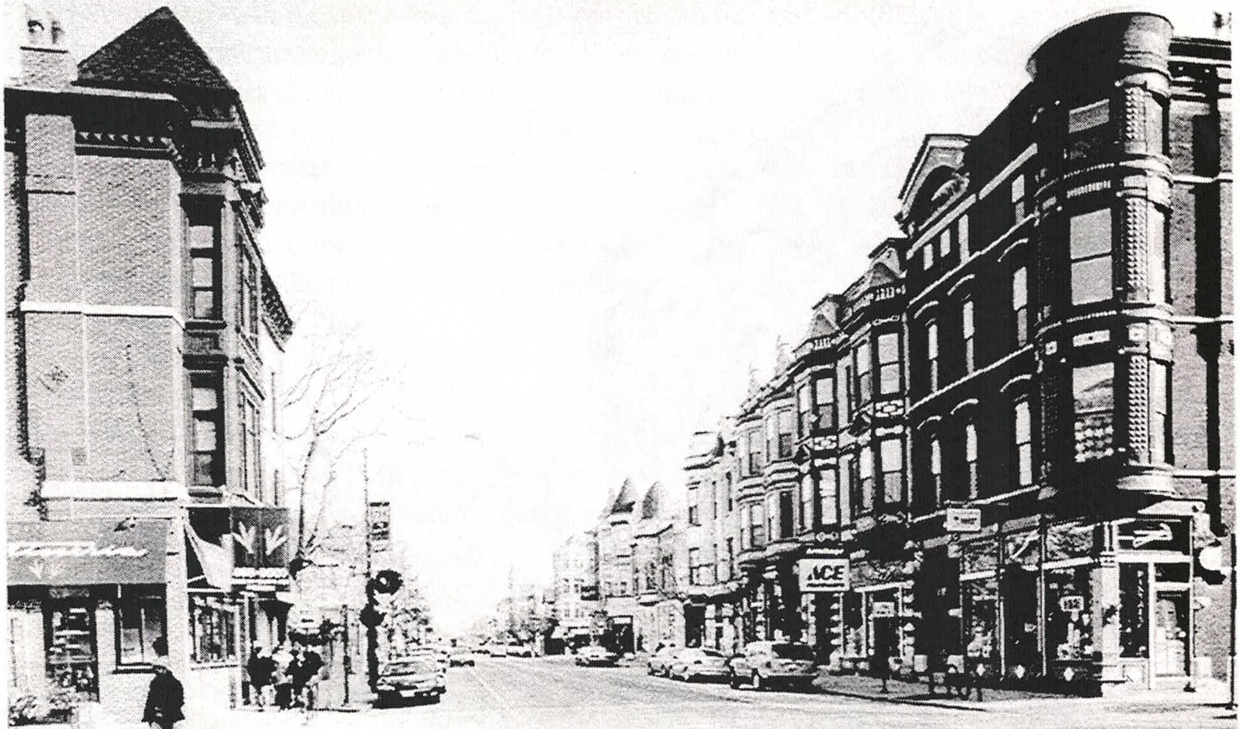
Much of the western part of Lincoln Park remained rural until the 1870s, when the Chicago Fire of 1871 stimulated real estate development outside the fire zone. The more built-up eastern portion of the community area had been destroyed, and many residents rebuilt in areas untouched by the Fire, including the area around Armitage and Halsted. Although development subsequently was slowed by a national economic recession during the second half of the 1870s, the western portion of Lincoln Park began to see the construction of cottages, rowhouses, and small flat buildings along residential streets, while commercial buildings were built along arterial streets such as Armitage and Halsted. As with most of Lincoln Park, the neighborhood developed as a predominantly German area, although a small Irish-American enclave developed near the parish of St. Vincent de Paul, newly established in 1875 two blocks north of Armitage and four blocks west of Halsted at Sheffield and Webster avenues. The 1880s and 90s saw a quickening of the pace of real estate construction, and by 1900 the entire area was largely developed as a working-class and middle-class neighborhood appearing much as it does today.

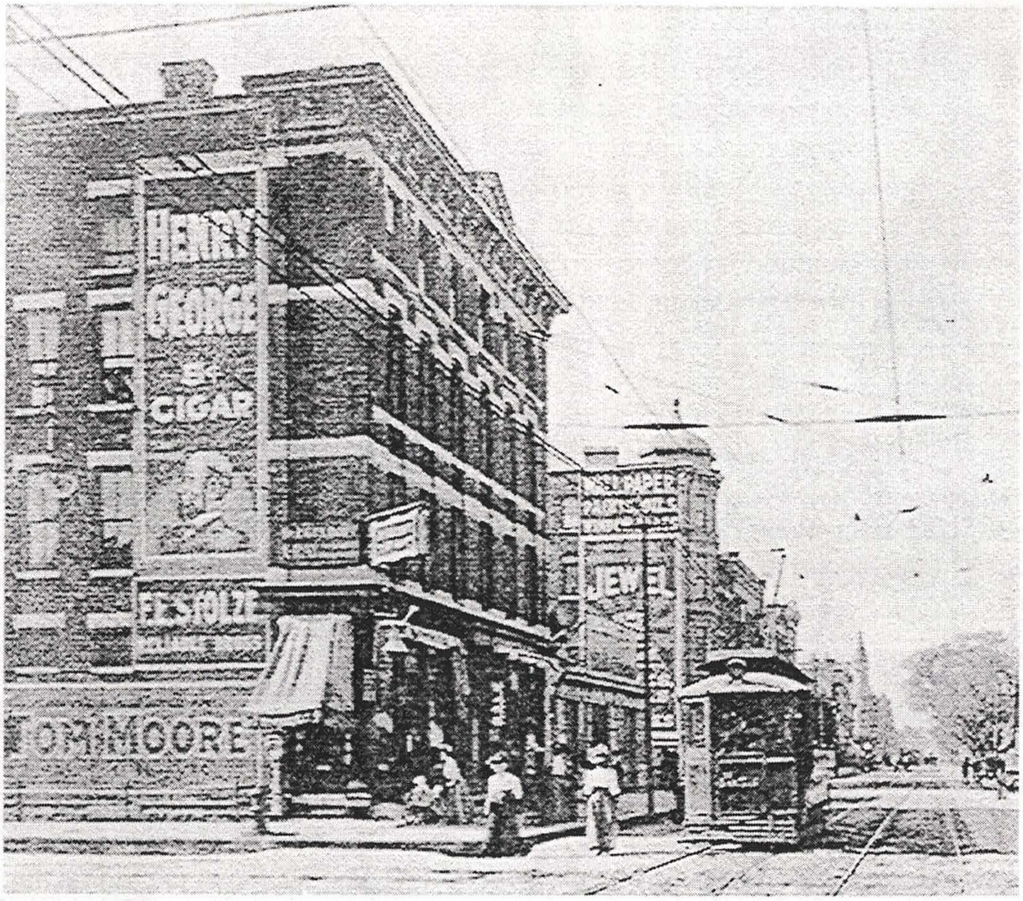
Armitage Avenue and Halsted Street developed in three main stages, spurred by the growth of Lincoln Park in general, and the immediate Sheffield neighborhood in particular. The first important wave of development began with the subdivision of lots bordering these streets during the late 1860s and early 1870s. Although historic building records do not give the dates of construction for the district's oldest buildings, these early cottages and flats buildings most likely were constructed circa 1870. They reflect the mixed-use development that saw residential buildings constructed on nineteenth-century commercial streets in Chicago neighborhoods. (Many of these buildings, where they remain, have since been converted to commercial uses or were replaced altogether.)

As with most commercial areas in Chicago, improvements in public transportation encouraged more intensive commercial development during the 1880s and 90s. Armitage and Dickens Street (then known as Garfield Avenue) had a streetcar line pulled by horses

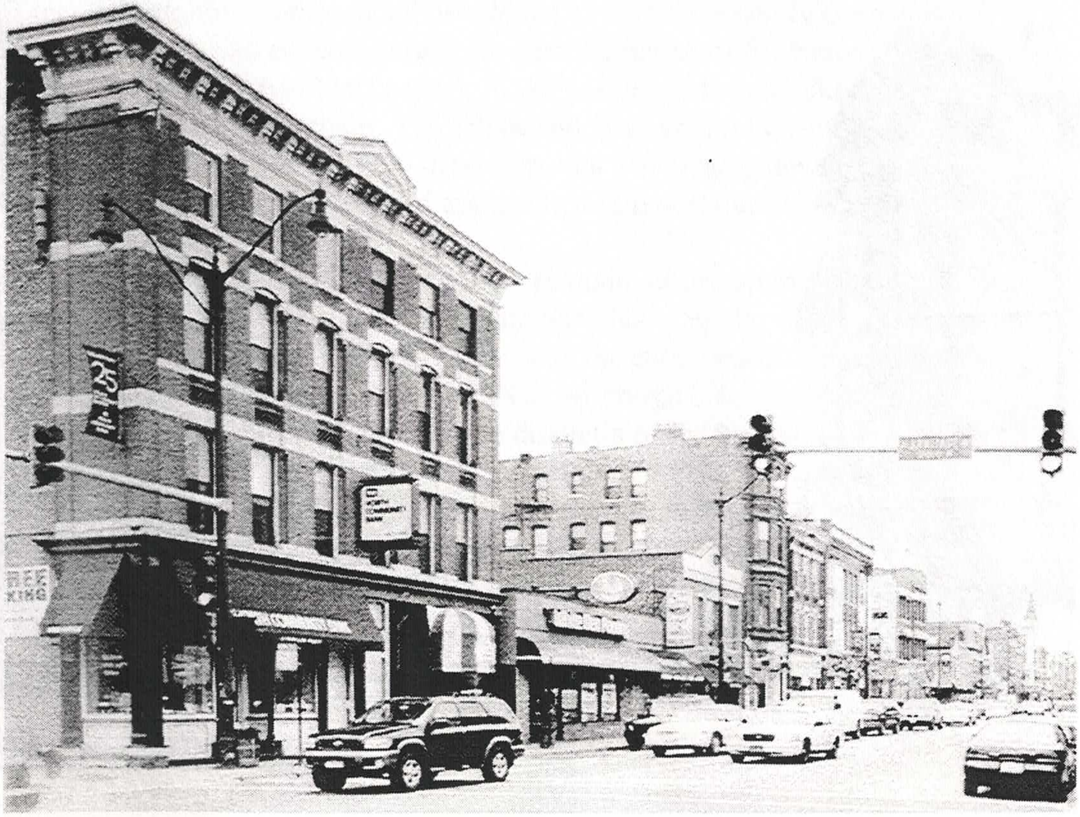


The Armitage-Halsted District retains its distinctive nineteenth-century visual character. Top: A postcard view of Armitage Avenue looking east from Bissell Street in 1910. Bottom: The same view in January 2002.




HENRY GEORGE 5¢ CIGAR
F.F. STOLZE
TOM MOORE
JEWEL

Top: A postcard view of Halsted Street, looking north from Armitage, circa 1910.
Bottom: The same view in January 2002.

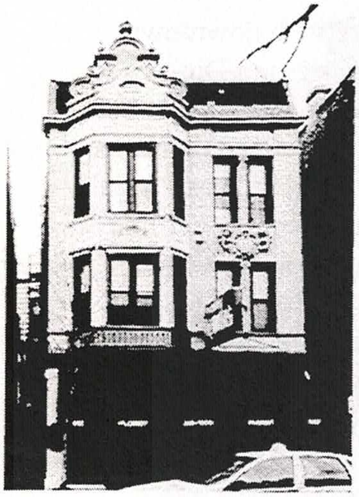


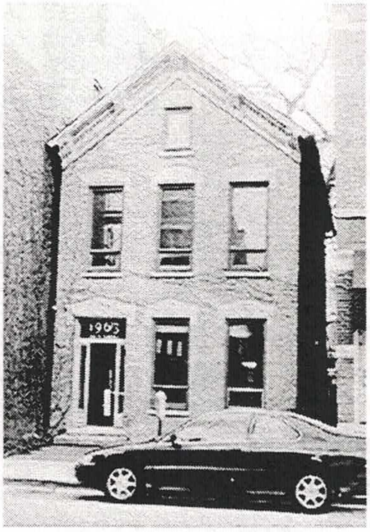
as early as 1882, connecting the two streets via Sedgwick and Clark with downtown. This line ran as a loop with westbound cars operating from Sedgwick along Dickens to Racine, then south to Armitage and east back to Sedgwick. The same year a horse-car line began service on a similar loop that ran from an existing Lincoln Avenue horse-car line along Webster, Halsted, Fullerton, Racine, and Webster. The late 1880s saw significant improvements to these lines as well as an extension of the Halsted horse-car line. In 1886, the Dickens-Armitage loop was extended to the streetcar line on Clark Street, which was an important public transportation connection between the North Side and downtown Chicago. Along Halsted, the existing horse-car line was extended north from the Near West Side the same year. The upgrading of both the Lincoln and Clark lines from horse-drawn cars to cable service two years later in 1888 made the entire area even more attractive and convenient to downtown.

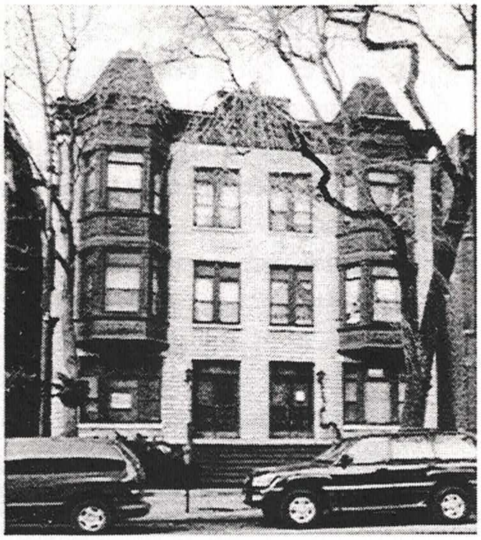
These improvements in transportation spurred significant residential construction in Lincoln Park, which in turn supported additional commercial development. A large number of the district's commercial buildings date from this period. They tend to be two- to four-story red brick buildings built in the Italianate style with carved lintels and bracketed cornices; or in the Queen Anne style, usually also of red-brick construction, but with a plethora of visually appealing ornament in terra cotta, stone, molded brick, and pressed- and wrought metal. Most were flat-fronted, although a few were embellished with pressed-metal bays. Storefronts typically had large display windows framed with cast-iron posts and lintels.

The last major spurt of development occurred between 1890 and 1900 with the construction of the Northwestern Elevated Railroad. Surveying for the new elevated railroad's right-of-way—in the north-south alley between Bissell and Sheffield—began in 1894, although construction delays pushed the actual opening of the line back to 1900. Many property owners along Armitage and Halsted built new buildings or substantially expanded existing structures in anticipation of the many commuters expected to use stations at Armitage, Webster, and Halsted. (The Webster and Halsted stations were closed in 1949 during a consolidation of rapid transit stations by the CTA.) Many of the proposed district's most elaborate buildings—those with pressed-metal bays and conical-roofed turrets that make the neighborhood so memorable and distinctive—date from this period of development.

By 1905 Armitage and Halsted were essentially built out as commercial streets, although a handful of buildings were constructed in the years leading to World War II. A few were one-story commercial buildings filling undeveloped lots; the most distinguished of these, detailed with terra-cotta ornament based on architect Louis H. Sullivan's intricate decoration, is located at 1966 N. Halsted. In addition, several existing residential buildings built in the 1870s and early 1880s were remodeled into commercial buildings with the addition of one-story storefront additions, indicative of the increased commercialization of the streets.

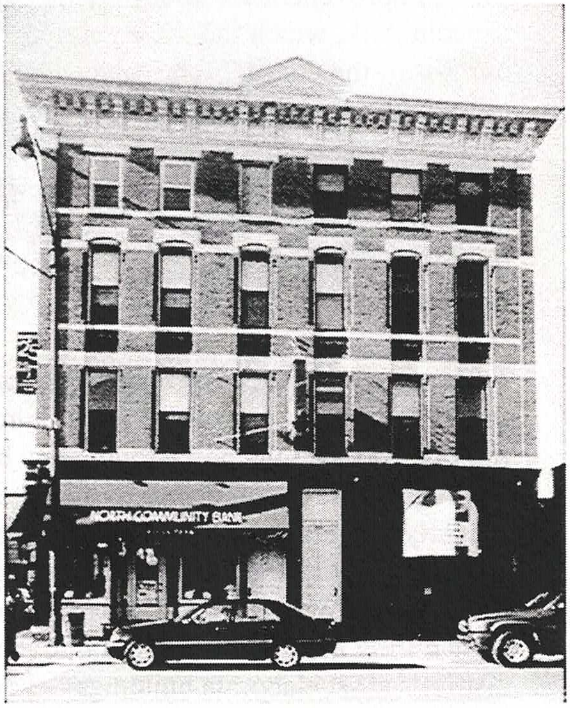


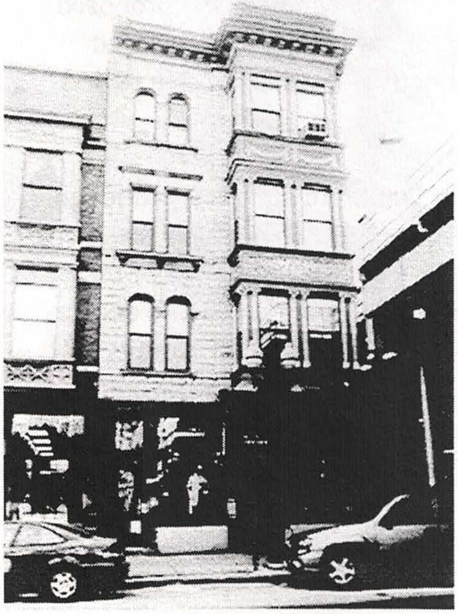


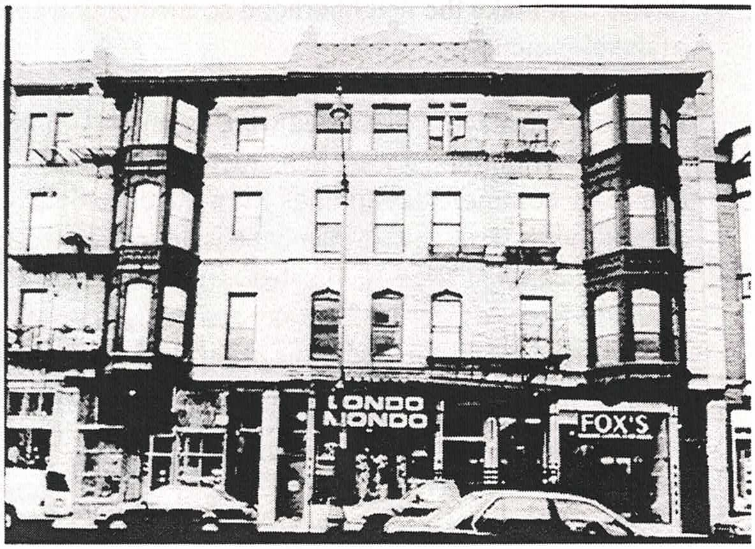


Representative residential buildings in the Armitage-Halsted District include the Italianate-style house at 1963 N. Halsted (top middle) and the Richardsonian Romanesque-style flat building at 1012-16 W. Armitage (top right).

Many of the district's buildings combine first-floor stores with upper-floor apartments. Early examples, including 2000-02 N. Halsted (right), were built in the Italianate style with red brick walls and contrasting stone trim. Later commercial/residential buildings often have limestone fronts and pressed metal bay windows, such as 939 W. Armitage (bottom left) and 2144-50 N. Halsted (bottom right). Others, such as 852 W. Armitage (top left), have Classical Revival-style ornament and rooflines.







BUILDING TYPES AND ARCHITECTURAL STYLES

The Armitage-Halsted District contains many significant examples of individual building types and architectural styles common to nineteenth-century Chicago neighborhoods. Together they form a visually handsome ensemble unlike any other in the city that conveys to neighborhood residents and visitors alike the important characteristics and sense of place of small-scale commercial development in Chicago at the turn of the twentieth century.

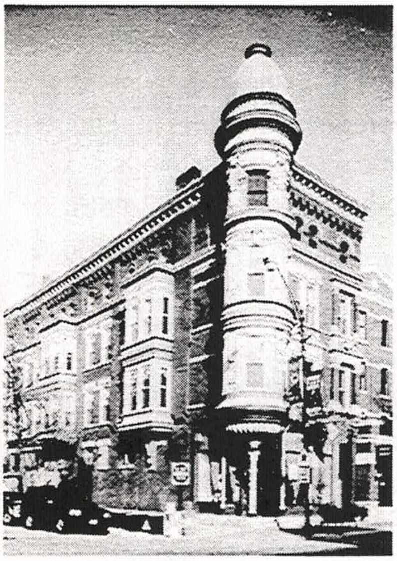
BUILDING TYPES

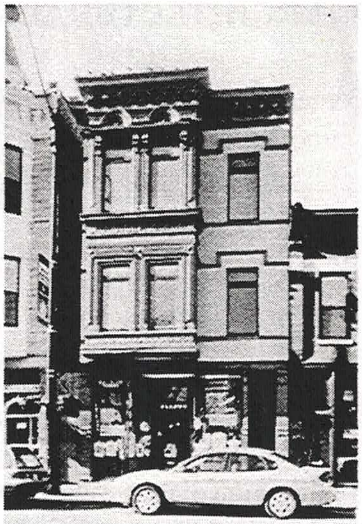
Several buildings, including the district's oldest buildings dating from the 1870s and early 1880s, were built as small-scale residential buildings, predominately cottages and two- and three-flats. Built during the immediate period of post-Chicago Fire reconstruction and expansion, some are constructed of wood, while later examples are built of brick. Only a few buildings remain from this period, with many of them having been converted to commercial uses or having later one-story additions that filled in front yards to the sidewalks.

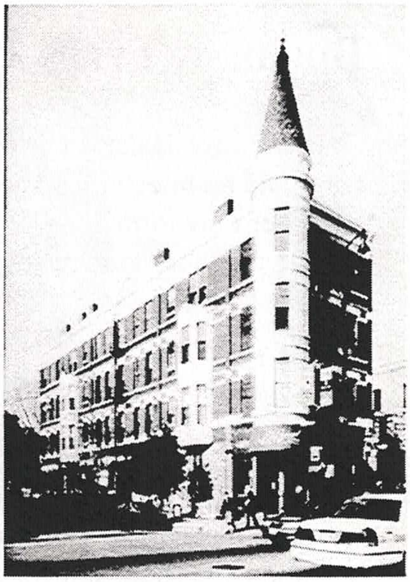
The majority of buildings within the district, however, are mixed-use buildings, combining first-floor stores with upper-floor apartments. In addition, "The Aldine" at 909-11 W. Armitage Ave. (now the Old Town School of Music) was built with a "public hall" or rental space for meetings on its second floor. These buildings were constructed on either one or two standard-size Chicago lots, making them between 25 and 50 feet in width, and are two to four stories in height. Although a small number are wood-frame construction, most are built of brick. Several from the 1890s are further embellished with stone facades. Most were built during the district's main period of commercial development during the late 1880s and 90s.

The first floors of these buildings were built with storefronts with large display windows framed by cast-iron supports. Some have been modified from original configurations, but most retain their sense of transparency as well as original cast-iron posts, lintels, and other details. Separate entrances provide access to upper floors. Upper-floor walls usually have one-over-one double-hung sash windows "punched" through the masonry wall plane and detailed with stone lintels, often decorated with carved or incised ornament.

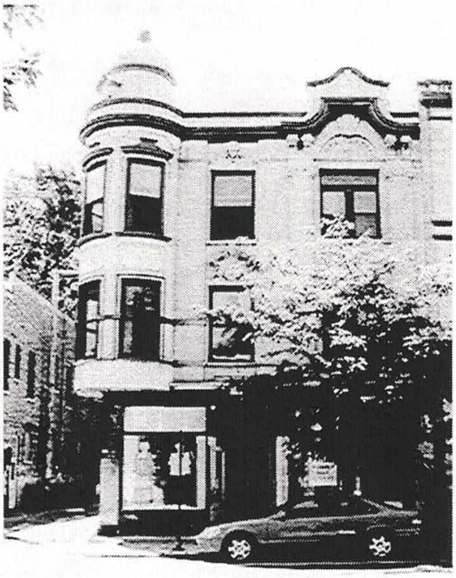
A chief glory of the district is its profusion of pressed-metal decoration—metal formed into decorative cornices, dormers, bays, and corner turrets—found on many buildings lining Armitage and Halsted. Victorian-era Chicagoans favored architecture made elaborate with applied ornament in a variety of materials, including molded brick, terra cotta, carved stone, and metal. Architectural metalwork ornamented with both geometric and foliate low-relief decoration could be bought ready-made from trade catalogs or local companies, and nineteenth-century architects and builders commonly embellished their buildings with metal ornament obtained in this manner.

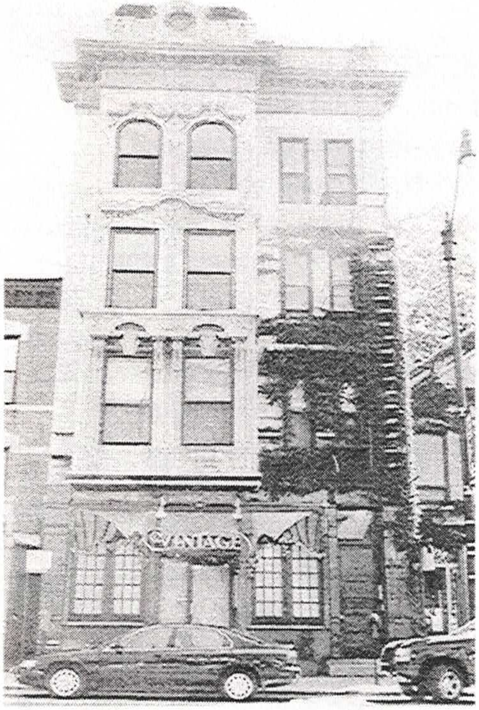


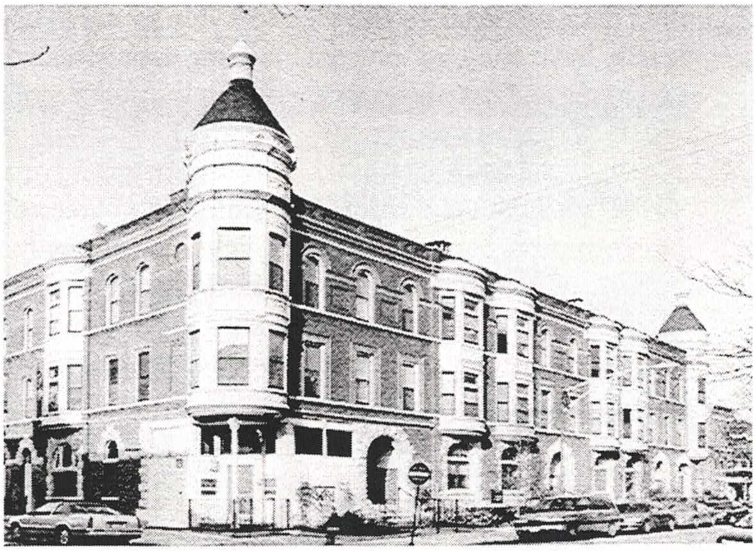


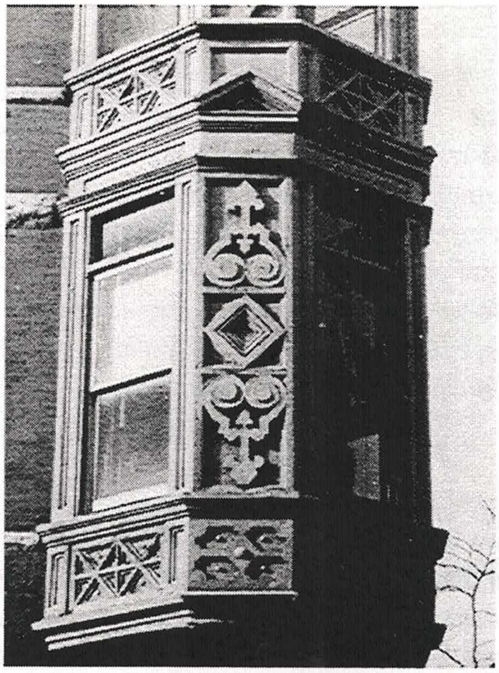


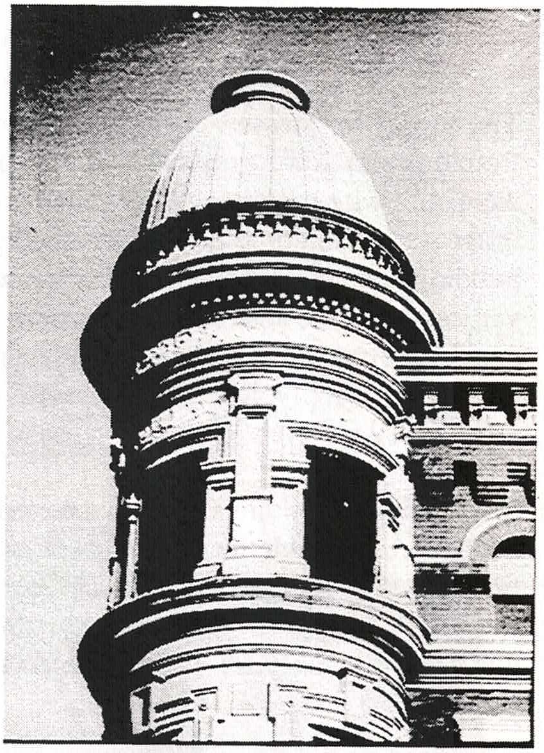
The Armitage-Halsted District is especially significant for its notable concentration of buildings ornamented with elaborate pressed-metal bay windows and turrets. Many turrets retain their original conical or dome roofs. Fine examples include (clockwise from top left) 1024 W. Armitage, 2116 N. Halsted, 2100 N. Halsted, 917 W. Armitage, 2000-10 N. Clifton, and 1967 N. Halsted.

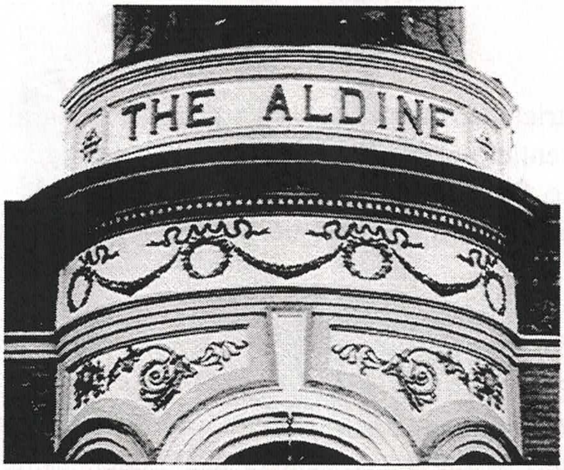


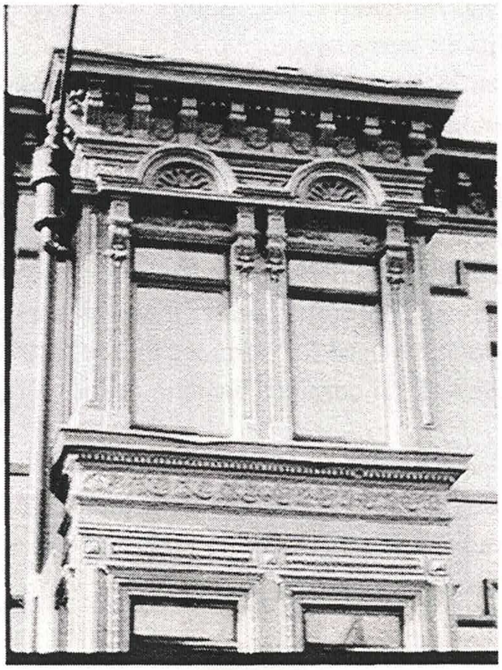


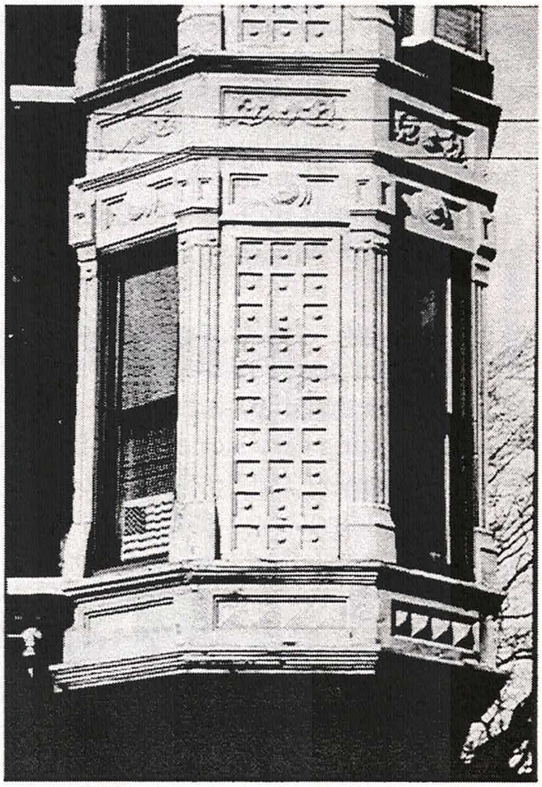












Several examples of bay windows and turrets ornamenting buildings in the district (clockwise from bottom right): 1110-12 W. Armitage, 2116 N. Halsted, the Old Town School of Music (formerly the Aldine public hall building) at 909-11 W. Armitage, 933-37 W. Armitage, and 1024 W. Armitage.

The heyday for pressed-metal ornament was the 1880s and 90s. Even simple buildings from this period were constructed with pressed-metal cornices. More elaborate structures were built with projecting three-sided pressed-metal bay windows that added both visual interest and additional floor space and light in upper stories. Prominently-sited corner buildings frequently had elaborate pressed-metal corner turrets that provided dramatic vertical emphasis at street intersections. These turrets, detailed with pressed-metal paneling, ornamentation based on plant motifs, and Classical-style pediments and other decoration, were typical building motifs for Chicago neighborhoods built during the late 19th century and created a vivid sense of place within their streetscapes.

Most Chicago buildings from this period were built with such metal features and ornamentation, although the degree of elaboration varied. Subsequent alterations and demolition, however, have reduced the number of such buildings surviving today considerably. Few existing streetscapes in the city retain both the concentration and exceptional and distinctive architectural quality of elaborate metal-ornamented buildings as do Armitage and Halsted Streets.

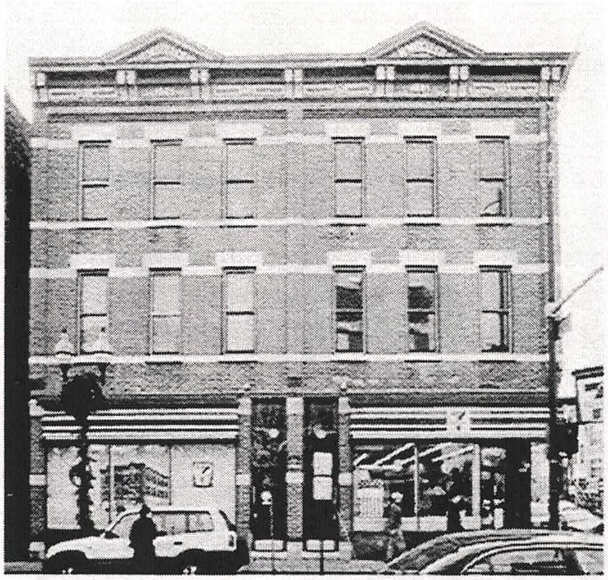
ARCHITECTURAL STYLES

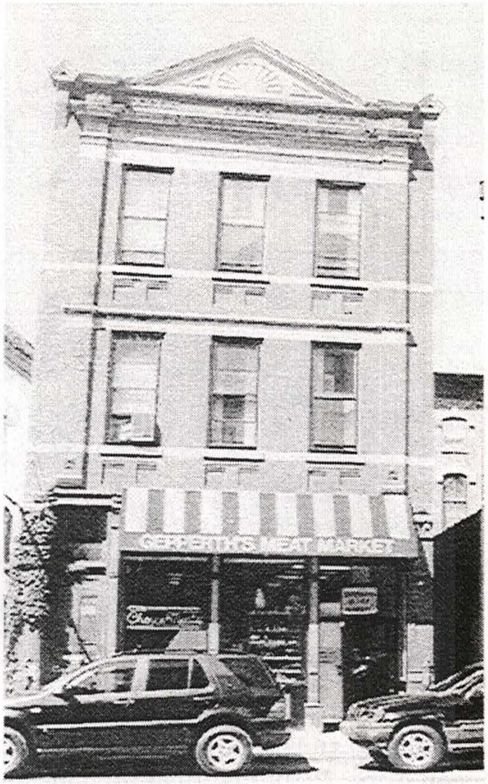
Buildings within the Armitage-Halsted District also display the important architectural styles used for late nineteenth- and early twentieth-century commercial buildings found in Chicago neighborhoods, including Italianate, Second Empire, Queen Anne, Richardsonian Romanesque, Classical Revival, and Sullivanesque, as well as variations of these styles.

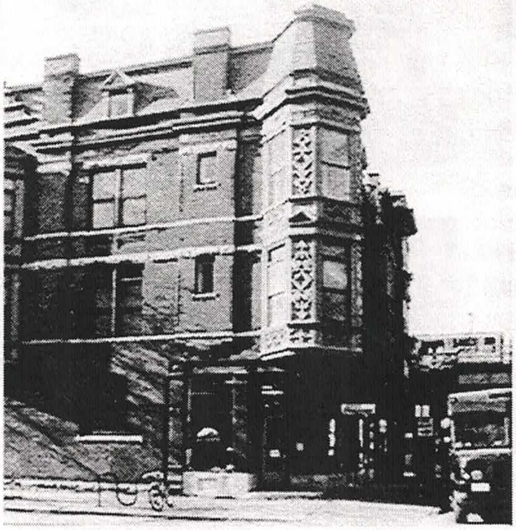
The **Italianate** style was originally inspired by the villas of northern Italy. The early 19th-century architect Andrew Jackson Downing helped popularize the style during the 1840s and 1850s with the publication of influential pattern books—publications illustrated with buildings designs, plans and details that could be built by carpenters and builders using the book as a construction guide—that included Italianate-style country and suburban houses. The Italianate style's easy adaptability in terms of materials and detailing made it a nearly national style by the Civil War era, and it remained popular into the 1880s for many types of buildings, including both residential and commercial.

The Italianate was Chicago's predominant architectural style during the 1870s and 80s, an important period of development for the Armitage-Halsted District. The earliest buildings in the proposed district are Italianate and are characterized by red brick walls and contrasting gray stone trim. Decoration consists of lintels with incised or carved foliate ornament and bracketed cornices. Wood was used for cornices on the district's earliest buildings from the 1870s, while pressed-metal cornices became fashionable and more readily available in the 1880s.

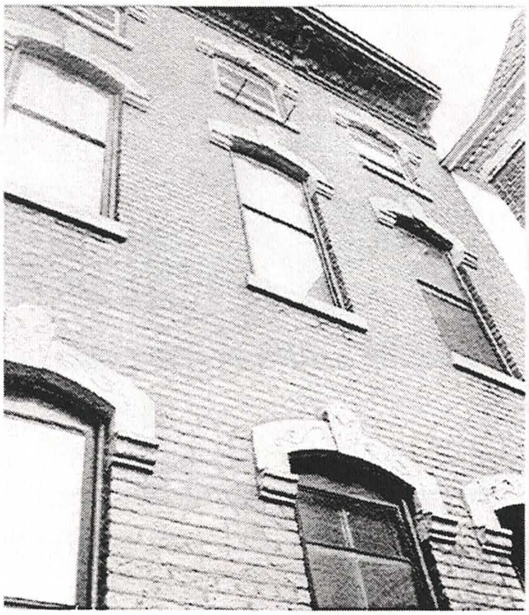
The **Second Empire** style uses many of the design elements of the Italianate style, including elaborate window moldings and bracketed cornices. The feature that marks the

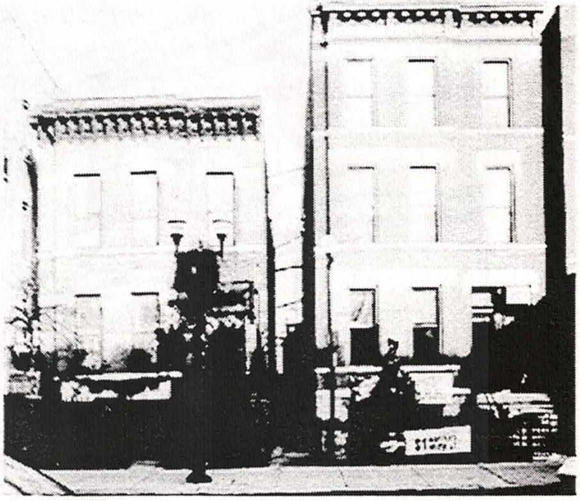


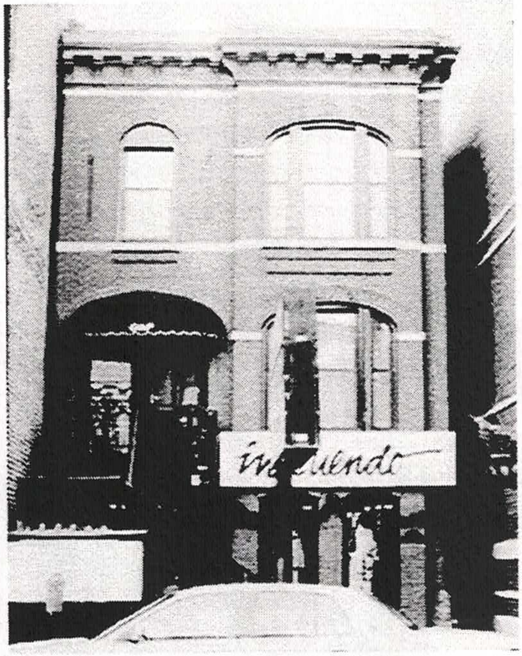


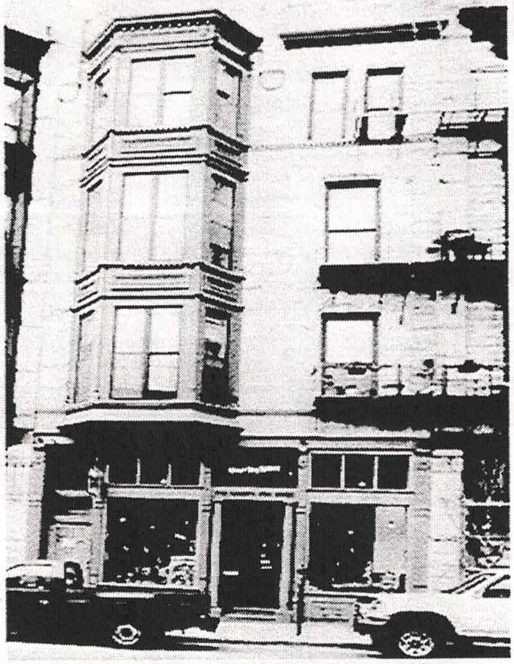


The earliest architectural style of importance to the Armitage-Halsted District is the Italianate style. A three-story rear building at 1966 N. Halsted (bottom left) has handsome carved and incised lintels. The building, located behind a one-story commercial building, is visible from Halsted. Other excellent examples include 952 and 954 W. Armitage (bottom right) 957-59 W. Armitage (top left), and 1964 N. Halsted (top right). The Second Empire style, similar to Italianate but with a distinctive mansard roofline, was used for 933-37 W. Armitage (left).

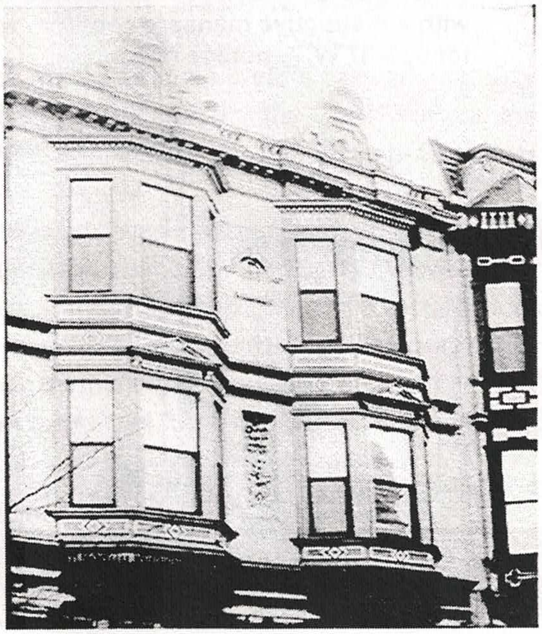


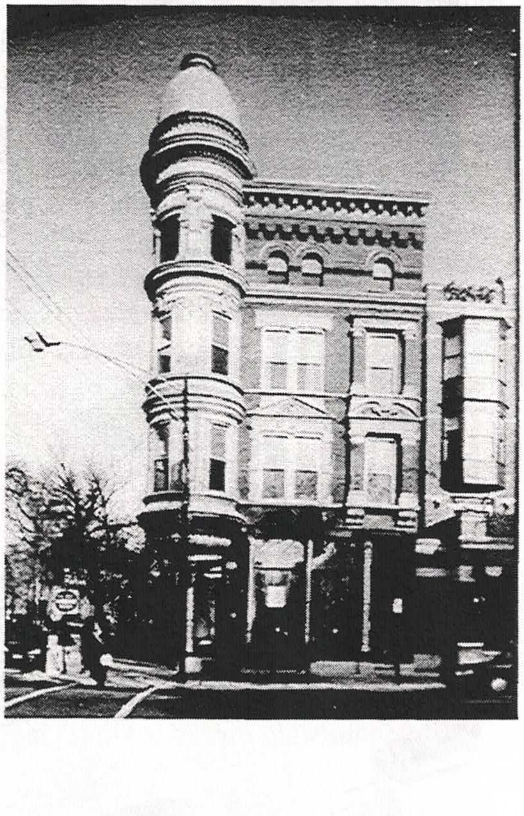






Later architectural styles found in the district include Queen Anne, Richardsonian Romanesque, and Classical Revival, and many buildings combine motifs from more than one style. Two examples of the Queen Anne style are 844 W. Armitage (top left) and 1024 W. Armitage (right). 2142 N. Halsted (top right) has a rough-faced limestone facade characteristic of the Richardsonian Romanesque and a Queen Anne-style pressed-metal bay window. 919 W. Armitage (bottom left) has a picturesque roofline based on classical motives found in classical German buildings.





style as unique is its use of the "mansard" roof—a double-pitched roof with a steep lower slope. This distinctive roof profile, named for the 17th-century French architect Francois Mansart, was extensively used for fashionable Parisian buildings during the reign of Napoleon III, a period from 1852 to 1870 popularly known as France's "Second Empire."

Eclecticism is the hallmark of the **Queen Anne** style, which was popular in Chicago during the 1880s and 1890s. The name was coined in England to describe asymmetrical buildings that combined medieval and classical forms and ornament. The sprawling manor houses of 19th-century English architect Richard Norman Shaw were well known to American architects of the period and served as an inspiration. In America, the Queen Anne originally was used for suburban houses and seaside resort cottages, but it quickly became a popular style for urban residences and commercial buildings. Corner turrets, a form borrowed from medieval French chateaux, are common to Queen Anne buildings, and the district has some of the finest surviving nineteenth-century buildings in Chicago with such turrets.

Many of the district's buildings feature other common characteristics of the Queen Anne style, including projecting bays, gabled rooflines, and a mixture of exterior building materials, including brick, terra cotta, stone, and metal—providing visual "texture" that continues to delight the eye.

The **Richardsonian Romanesque** style, based on 11th- and 12th-century medieval architecture, was inspired by the popularity of buildings designed by Boston architect Henry Hobson Richardson during the 1880s and 1890s. Richardsonian Romanesque buildings have masonry walls (sometimes of brick, but more typically of rough-faced stone), round-arched windows, and short robust-looking columns with floral capitals. The style commonly was used for churches and public buildings, as its rough masonry surfaces projected a sense of strength and permanence, but it also proved popular for residential and commercial buildings.

The **Classical Revival** style became popular in the 1890s due to the influence of the World's Columbian Exposition, held in Chicago in 1893. Buildings constructed in the style utilize a variety of Classical forms and details derived from a variety of sources, including the architecture of ancient Greece and Rome and the buildings of later, Classical-influenced eras such as the Renaissance, Baroque, and Rococo periods. Classical Revival-style buildings in the Armitage-Halsted District are mostly based on the German Baroque, with its emphasis on elaborately profiled rooflines and finely carved stone details, and likely reflect the early strong influence of German-born immigrants in the Lincoln Park neighborhood.

LATER HISTORY

The Armitage-Halsted District was predominately built up by 1905 with the construction that year of the Kensington apartment building facing Armitage between Clifton and Seminary. Some infill development, however, continued to occur during the last century.

Much of this later construction consists of one-story commercial buildings built on lots scattered throughout the district. Although most are architecturally modestly, the one at 1966 N. Halsted, probably built in the early 1920s, is decorated with an exceptional example of handsome terra-cotta ornament inspired by the lush foliate designs of noted Chicago architect Louis H. Sullivan. The Midland Terra Cotta Company, one of Chicago's three major architectural terra-cotta manufacturers, was known for its production of such "Sullivanesque" ornament, and this building's terra-cotta decoration was most likely produced by the company.

As part of the general on-going revitalization of the Lincoln Park community area in the last several decades, the streetscapes along Armitage and Halsted have seen some new buildings, both commercial and residential, built during the last thirty years. Renovation of existing historic buildings, however, has been more common during the last several years. The distinctive visual character of the district has been preserved by building and business owners and has been recognized by the inclusion of both Armitage Avenue and Halsted Street within the Sheffield Historic District, listed on the National Register of Historic Places in 1976.

CRITERIA FOR DESIGNATION

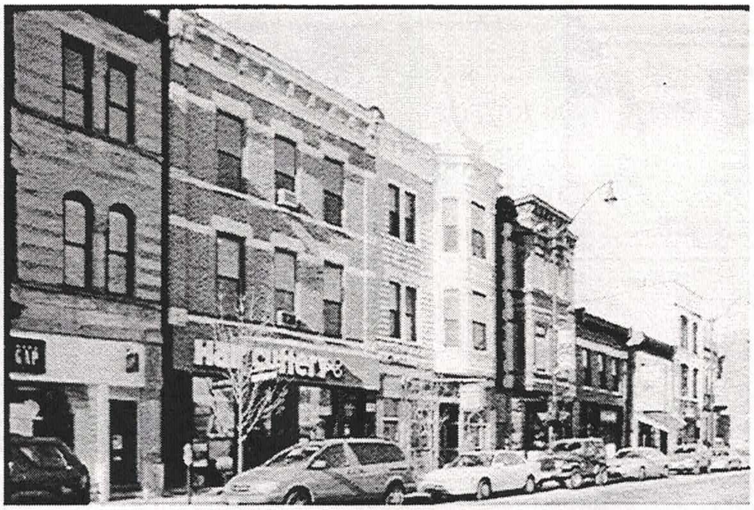
According to the Municipal Code of Chicago (Sect. 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

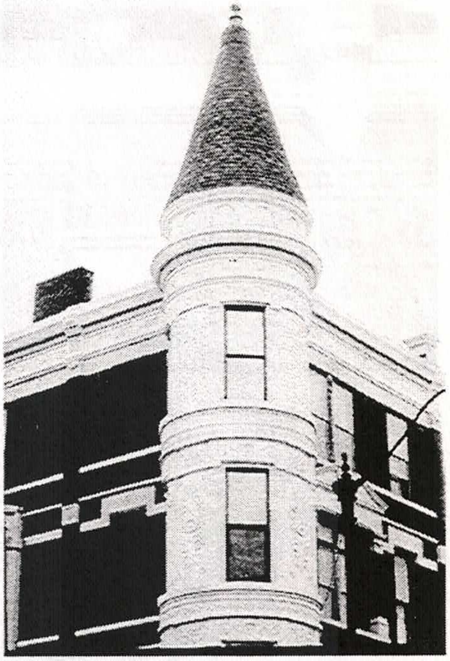
The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Armitage-Halsted District be designated as a Chicago Landmark.

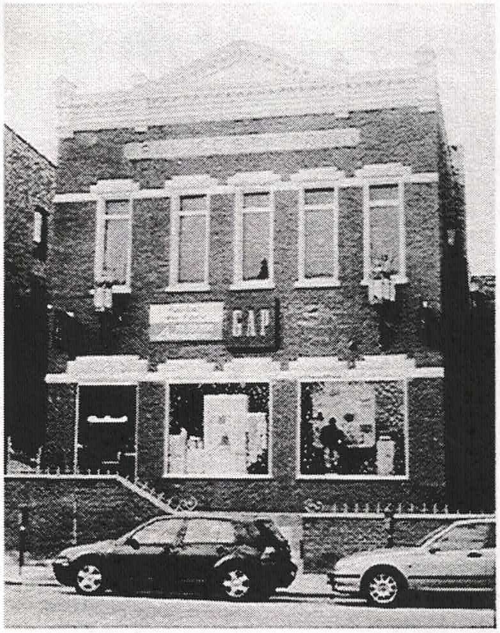
Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois or the United States.

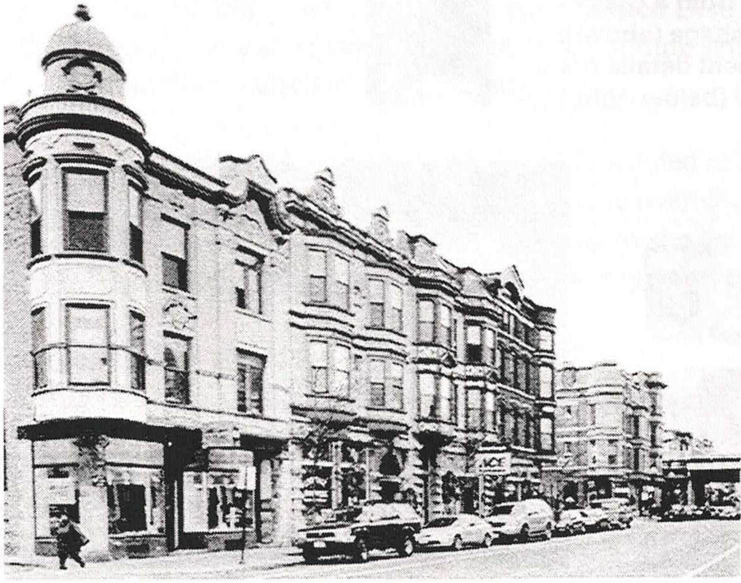
- The Armitage-Halsted District is one of Chicago's finest-surviving and most distinctive nineteenth-century commercial streetscapes.
- Built predominantly between the early 1870s and 1930, the buildings within the Armitage-Halsted District exemplify the importance of commercial streetscapes in the economic life of Chicago's neighborhoods during this important period in the city's history.
- The Armitage-Halsted District, with its collection of significant Victorian-era

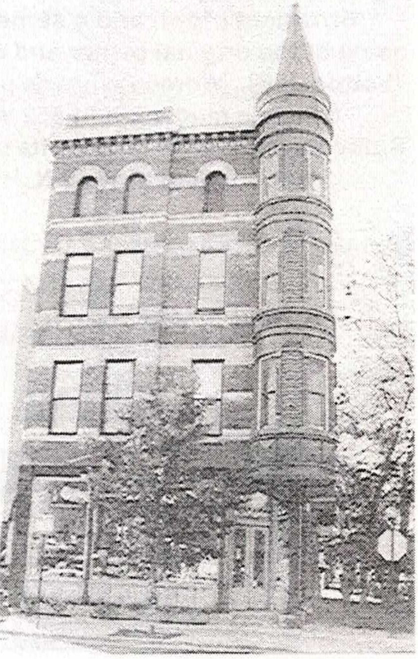


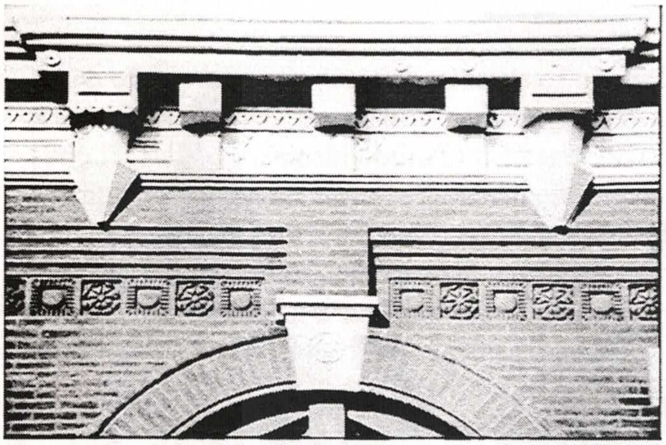


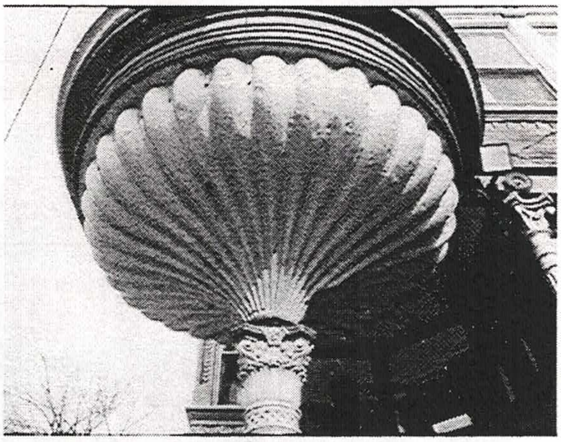


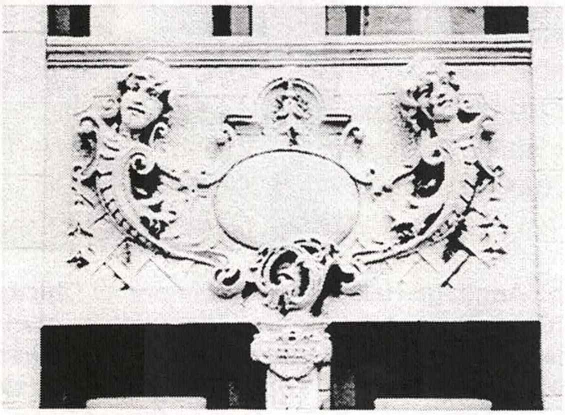
The Armitage-Halsted District is one of Chicago's finest and most distinctive nineteenth-century commercial streetscapes and contains many significant individual buildings. Top left: The 2100-block of Halsted. Middle left: The former City of Chicago police station at 2126-28 N. Halsted, built in 1888, is one of a very few police station buildings remaining in Chicago from the nineteenth century. Bottom left: The 900-block of Armitage. Bottom right: One of the district's turret-ornamented buildings at 825 W. Armitage. Top right: The turret at 2100 N. Halsted.

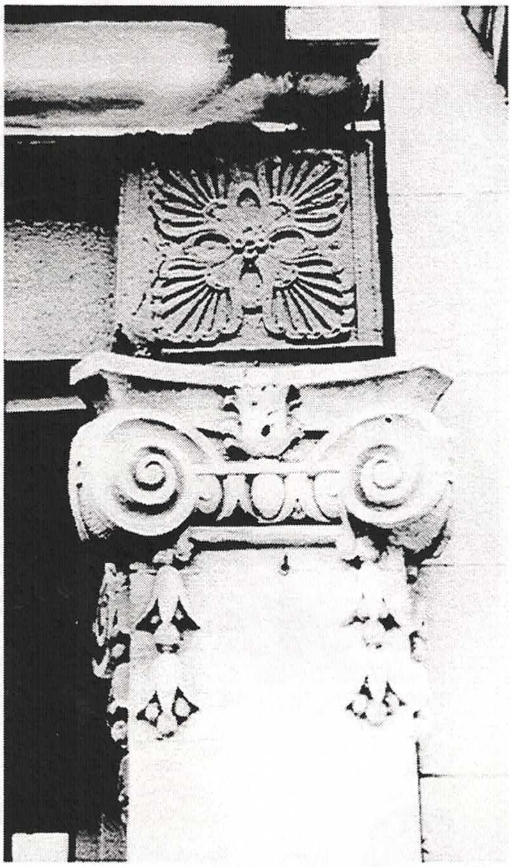




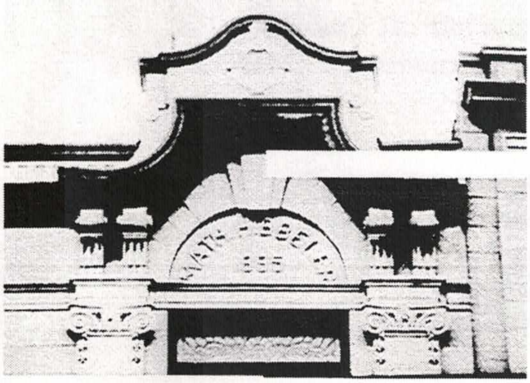


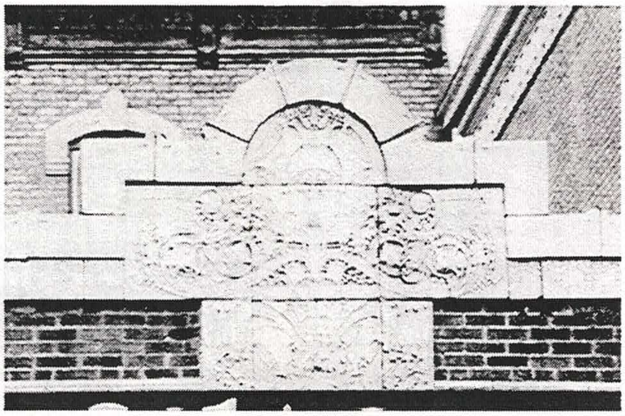






Many of the buildings in the Armitage-Halsted District are beautifully embellished with brick, stone, metal or terra-cotta ornament. 1114-16 W. Armitage (top left) has decorative brick courses, terra-cotta squares, and a pressed-metal cornice. The turret at 1024 W. Armitage has an elaborate support post (top right). 917 W. Armitage has a Classical-style stone post supporting an iron storefront lintel with foliate ornament (right) and a stone lunette bearing the name of the original owner and date of construction (bottom left). Women's heads spring from a Classical-style medallion at 852 W. Armitage (above). Sullivanesque-style terra-cotta ornament details the front building at 1966 N. Halsted (below right).





commercial and residential buildings, remains an important physical link to Chicago's economic history for both Chicago residents and visitors.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- The Armitage-Halsted District is one of Chicago's most distinguished and finest intact collections of small-scale, nineteenth-century commercial architecture.

- The district is an exceptional collection of Victorian-era buildings ornamented with elaborate pressed-metal ornament—especially distinctive and finely detailed bay windows and corner turrets which were once common elements of nineteenth-century buildings throughout Chicago, but are increasingly rare due to demolition and redevelopment.

- The buildings within the Armitage-Halsted District were designed using the major architectural styles characteristic of the city's nineteenth-ccentury commercial buildings, including the Italianate, Second Empire, Queen Anne, Richardsonian Romanesque, and Classical Revival styles.

- The buildings within the Armitage-Halsted District display exceptionally fine craftsmanship and detailing in face and molded brick, terra cotta, carved and incised stone, and pressed, wrought, and cast metal.

Criterion 6: Distinctive Theme as a District

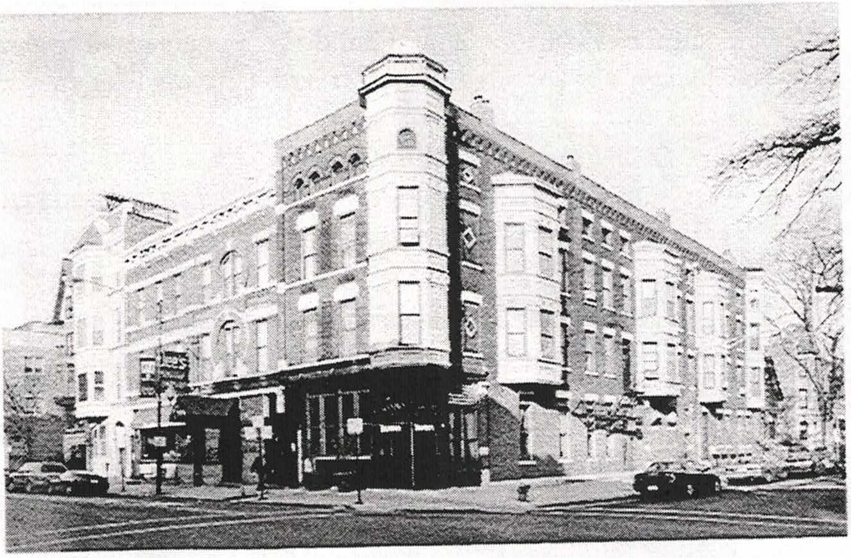
Its representation of an architectural, cultural, economic, historic, social , or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, orother objects that may or may not be contiguous.

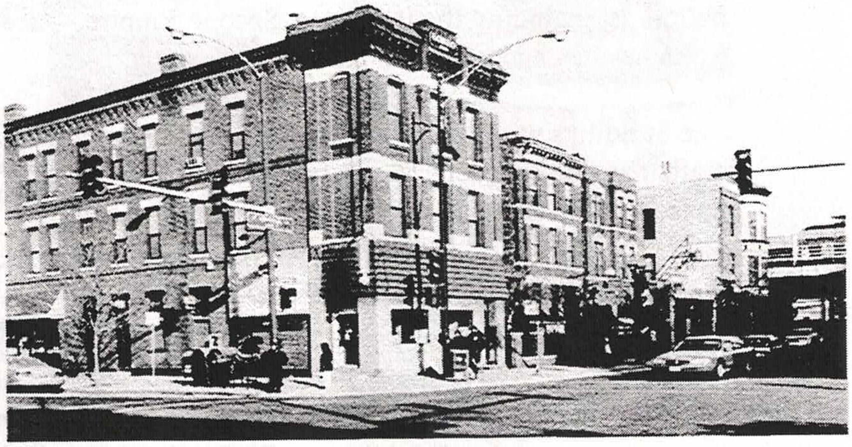
- The buildings within the Armitage-Halsted District display a distinct visual unity based on a consistent scale and size, building setbacks, overall design, use of building materials, and detailing.

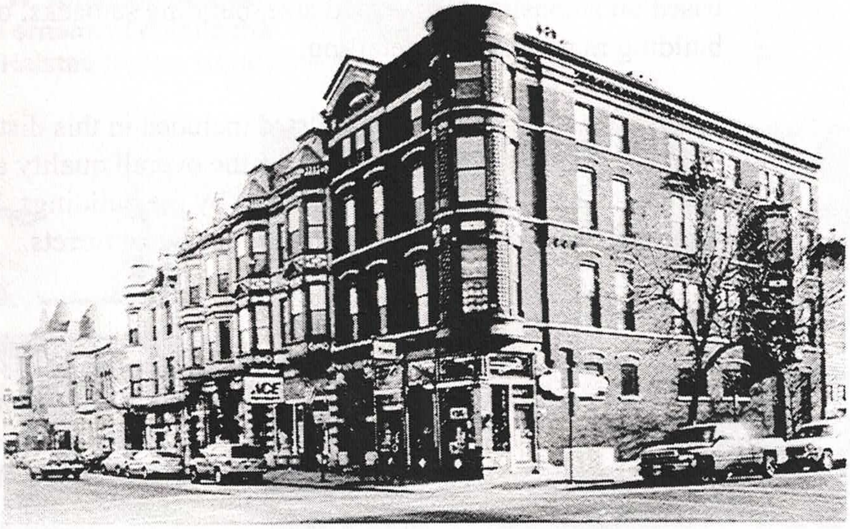
- The blocks of Armitage and Halsted included in this district are among Chicago's most picturesque streetscapes due to the overall quality and high level of design, craftsmanship, and integrity displayed by the buildings, including brick and stone detailing and pressed-metal cornices, bays, and turrets.

Criterion 7: Unique Visual Feature

Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

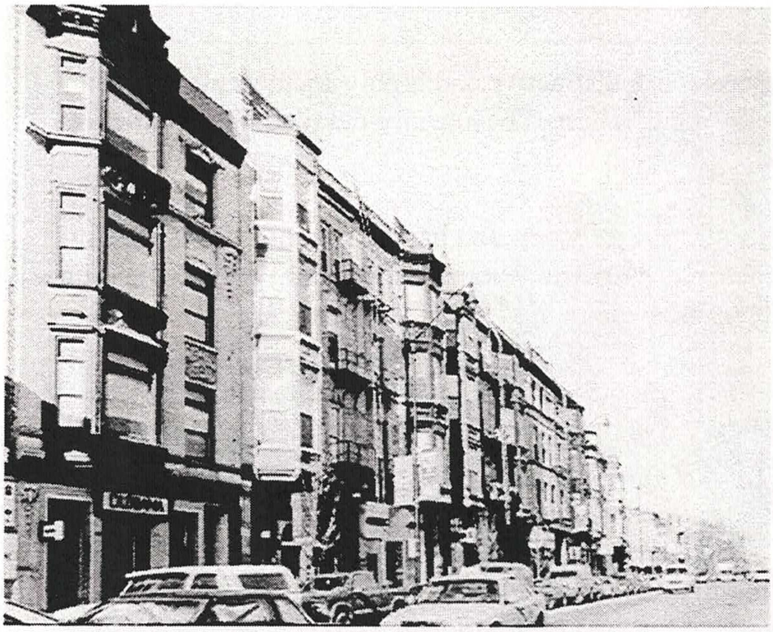


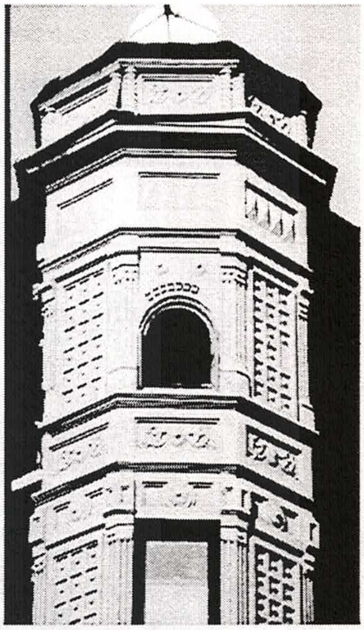


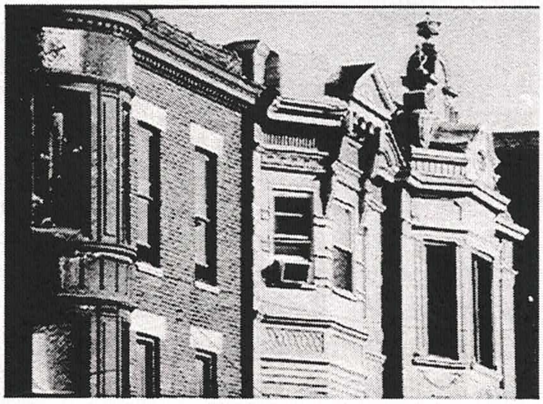


The Armitage-Halsted District is composed of buildings that form streetscapes that are consistent in overall scale, use of materials, detailing, and (in most cases) setbacks.

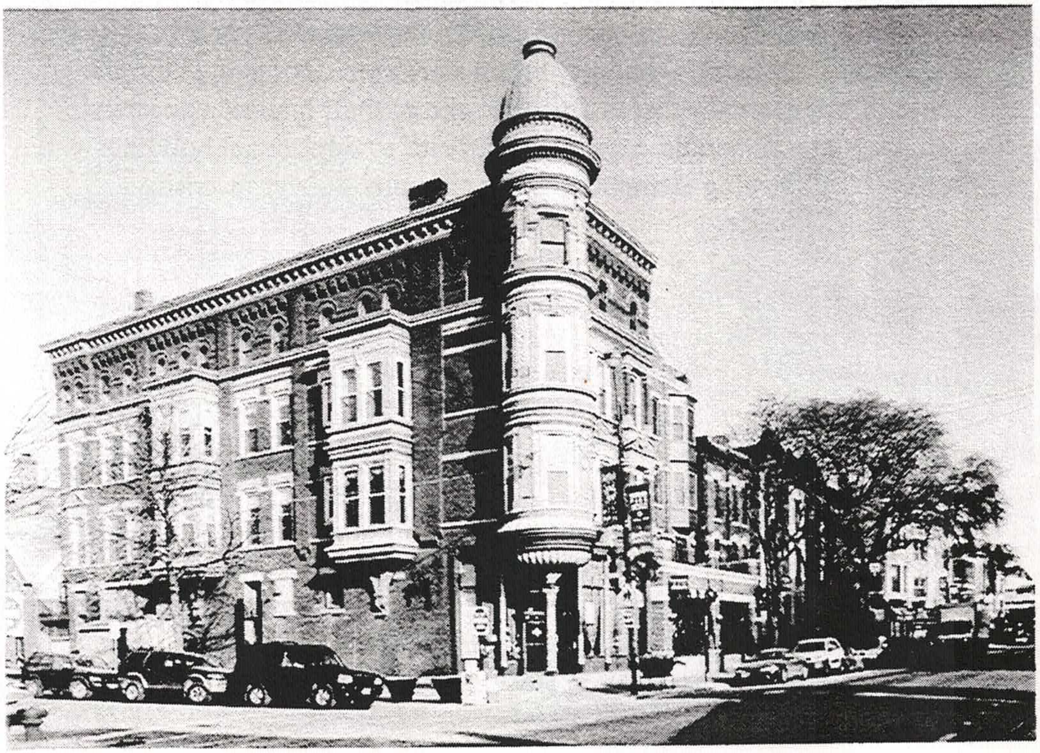
Three views of the district in January 2002, including the north side of Armitage between Seminary and Clifton (top), the north side of Armitage between Sheffield and the elevated tracks (middle), and the south side of Armitage between Bissell and Fremont (bottom).







The Armitage-Halsted District is a distinctive place in Chicago due to the architectural quality and visual presence of both its streetscapes and individual buildings. Top left: The striking graystone-clad buildings in the 2100-block of Halsted. Left: The picturesque rooflines of buildings in the 800-block of Armitage. Bottom: 1024 W. Armitage, one of the district's finest turret-embellished buildings and an important visual "anchor" for the Armitage streetscape. Top right: The turret at 1112-14 W. Armitage, beautifully detailed in pressed metal.



- The Armitage-Halsted District is a distinctive and highly-memorable place in Chicago due to its impressive collection of beautifully-detailed Victorian-era commercial buildings.

- The district's strong concentration of turret- and bay-ornamented buildings, in particular, give it a distinctive physical appearance, significant both to the immediate Lincoln Park neighborhood and to the City of Chicago.

- The district's proximity to and visibility from the Chicago Transit Authority North Side elevated line make it an important and familiar sight to thousands of commuters passing daily on Red, Brown, and Purple Line trains.

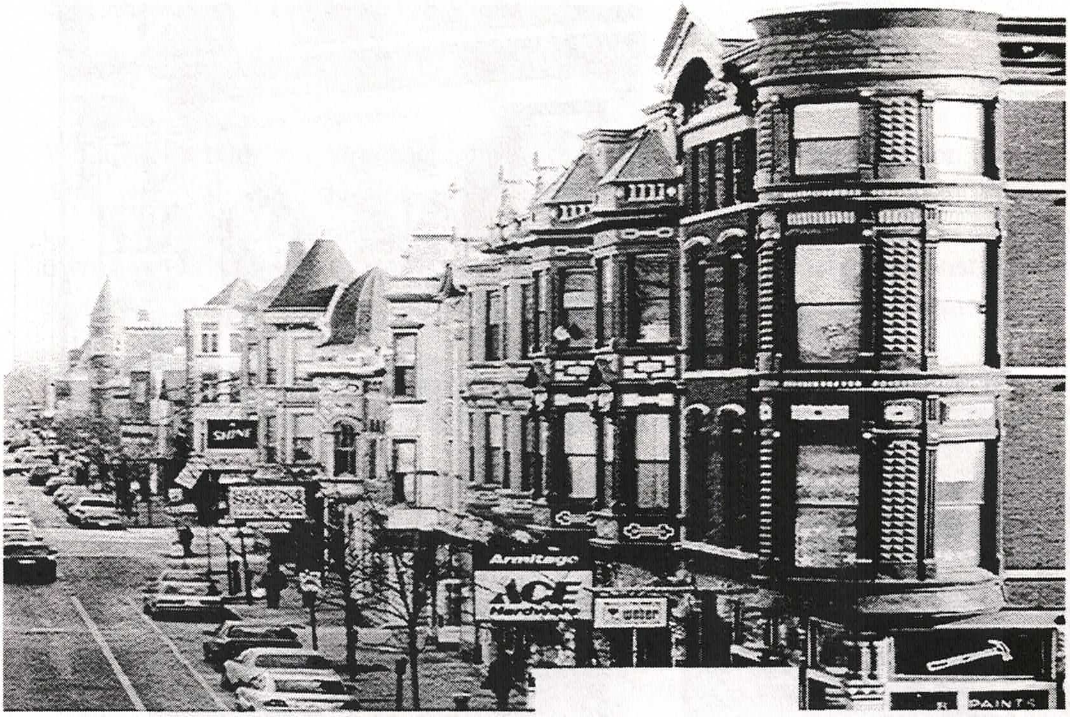
Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

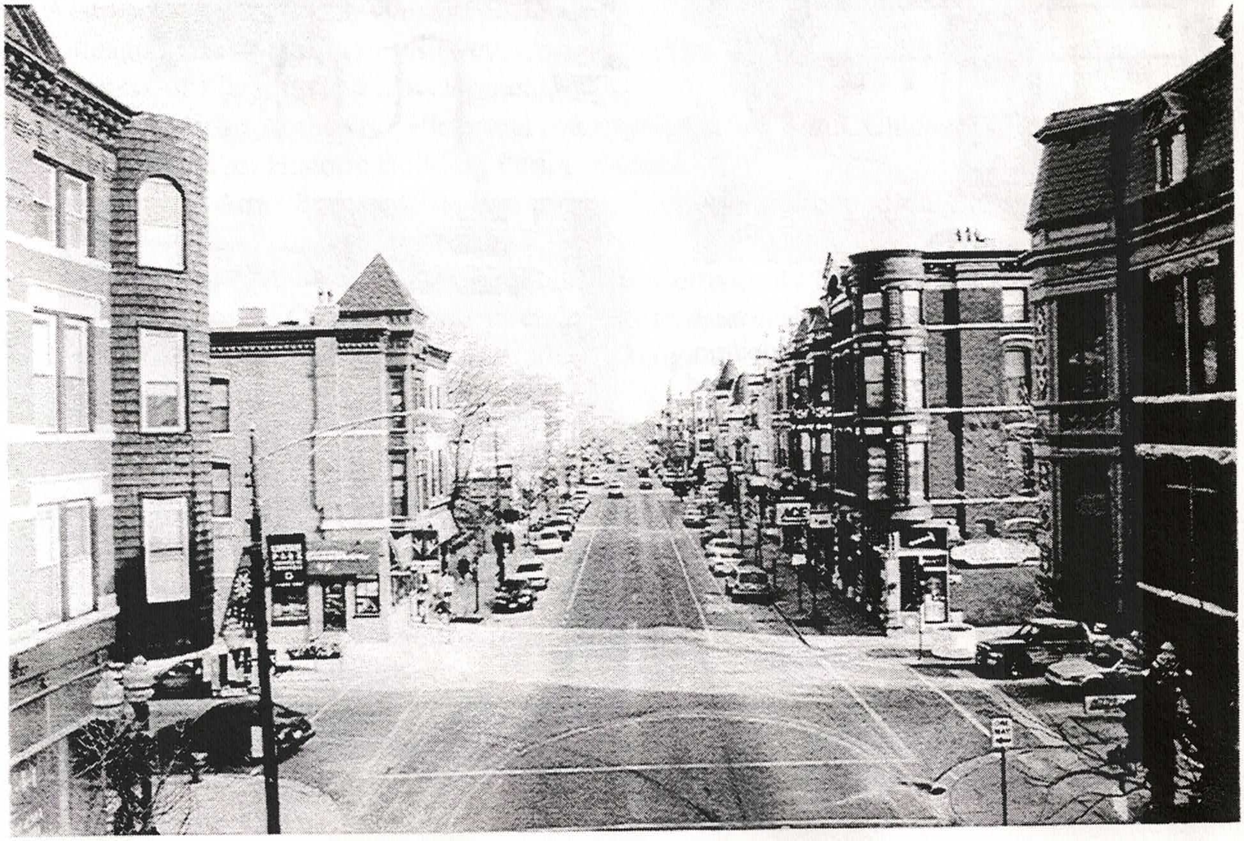
While intact individual commercial buildings from the 1870s through the 1890s are found throughout Chicago, it is rare to find commercial streetscapes from the period of the size, quality, and degree of physical integrity possessed by the Armitage-Halsted District. The district possesses excellent integrity in both its overall streetscapes and the majority of its buildings.

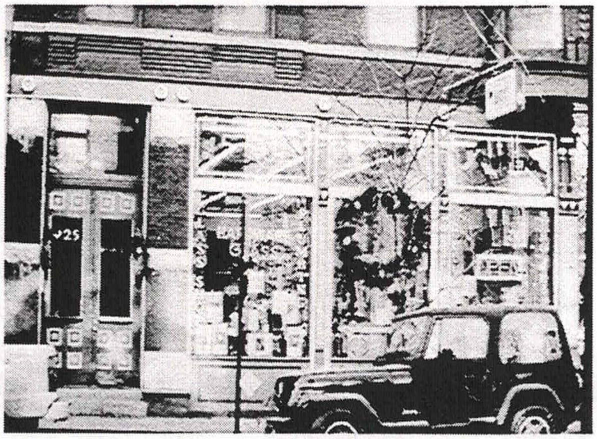
Most buildings retain the majority of physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as significant architectural details such as terra-cotta ornament, carved- and incised-stone lintels, pressed-metal bay windows, turrets, and cornices, and conical roofs. Although a number of buildings have had changes to historic storefronts (which is not an uncommon condition for commercial buildings), a majority retain storefront door and window relationships and a sense of transparency that is characteristic of their historic appearance; even when covered with later materials, most of the district's commercial buildings retain original cast-iron storefront framing elements such as columns or later insensitive changes that are largely reversible.

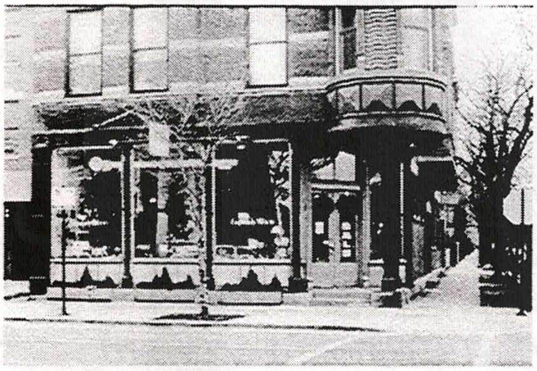
Most importantly, the overall sense of place remains strong along the blocks of Armitage and Halsted within the district. In general, building lot sizes and placement of what new construction or alterations have taken place have respected the historic character of the streets. Although the historic buildings along the east side of Halsted north of Armitage (outside the district) no longer remain, the district's streetscapes still provide an important sense of historic "place" when seen as a whole. The physical character of individual buildings in terms of scale, setback from streets, relationship of storefronts to the public right-of-way, and general configuration of door and window openings have remained largely consistent and work together to provide the viewer with a strong sense of the overall character of the historic streetscapes. In addition, the historic relationship of the Armitage streetscape as a whole with the location of the CTA elevated station remains.

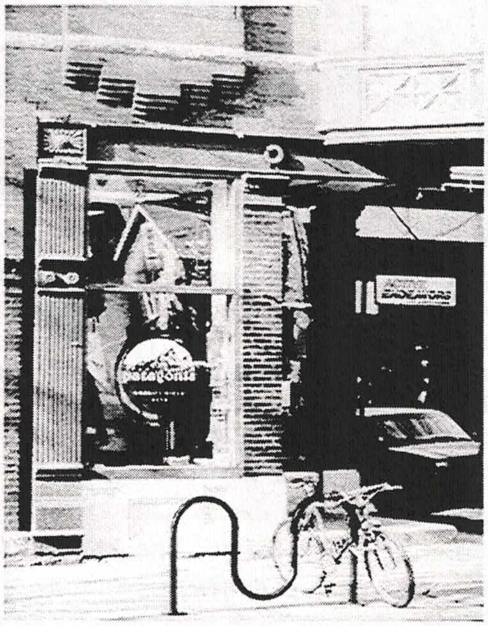


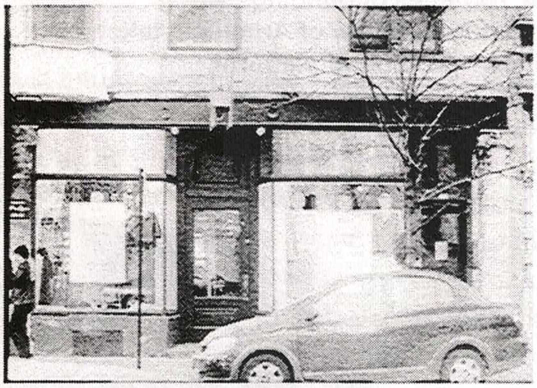
With its significant nineteenth- and early twentieth-century streetscapes, the Armitage-Halsted District is an established visual feature for riders of the Chicago Transit Authority Brown, Purple and Red Lines. Top: From the "L," the rooflines of buildings along Armitage create a visually distinctive sense of place. Bottom: A view of Armitage, taken in January 2002, looking east from the Armitage "L" station northbound platform.

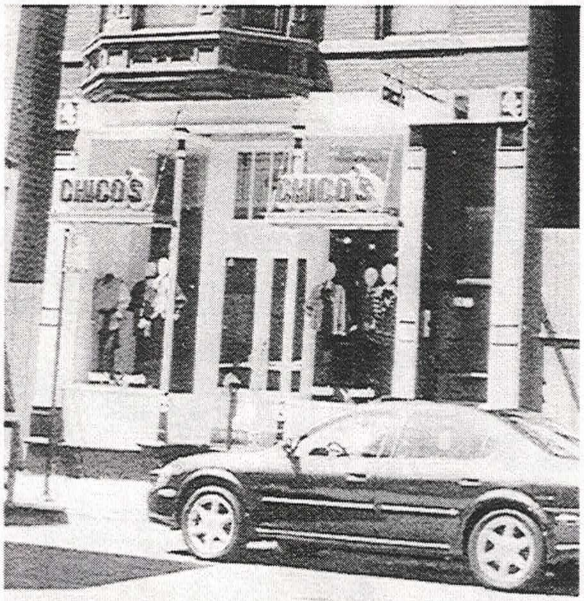












Despite a century's changes in both retail practice and storefront design, many storefronts in the Armitage-Halsted District retain a historic sense of transparency as well as original metal framing elements. Examples include (clockwise from bottom left) 917 W. Armitage, 825 W. Armitage, 925 W. Armitage, 933 W. Armitage, and 2012 N. Halsted.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Armitage-Halsted District, the Commission staff recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way.

In addition, one rear building, a three-story residential building at 1966 N. Halsted, is partially visible from the public rights-of-way due to the small scale of the one-story building at the front of the lot. This building also contributes to the architectural and historical character of the Armitage-Halsted District. The significant historical and architectural features for this building are its exterior elevations and roofline.

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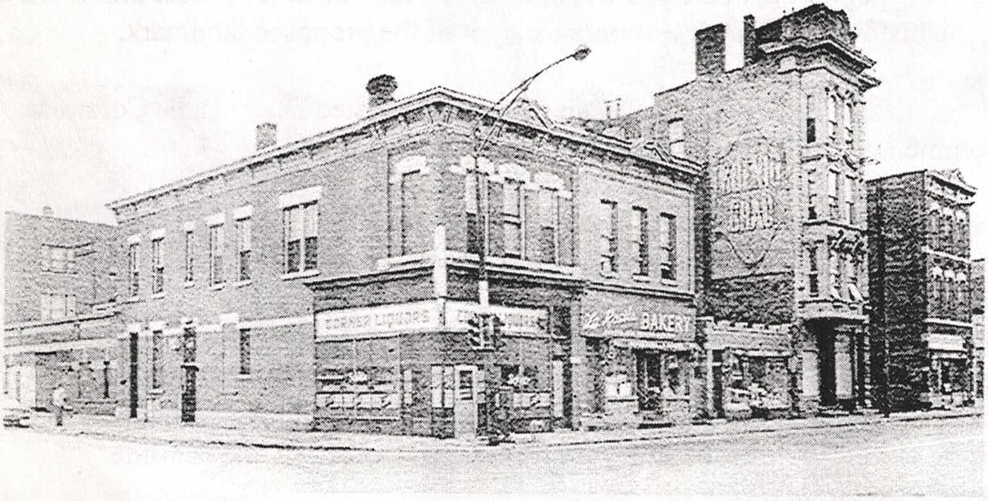
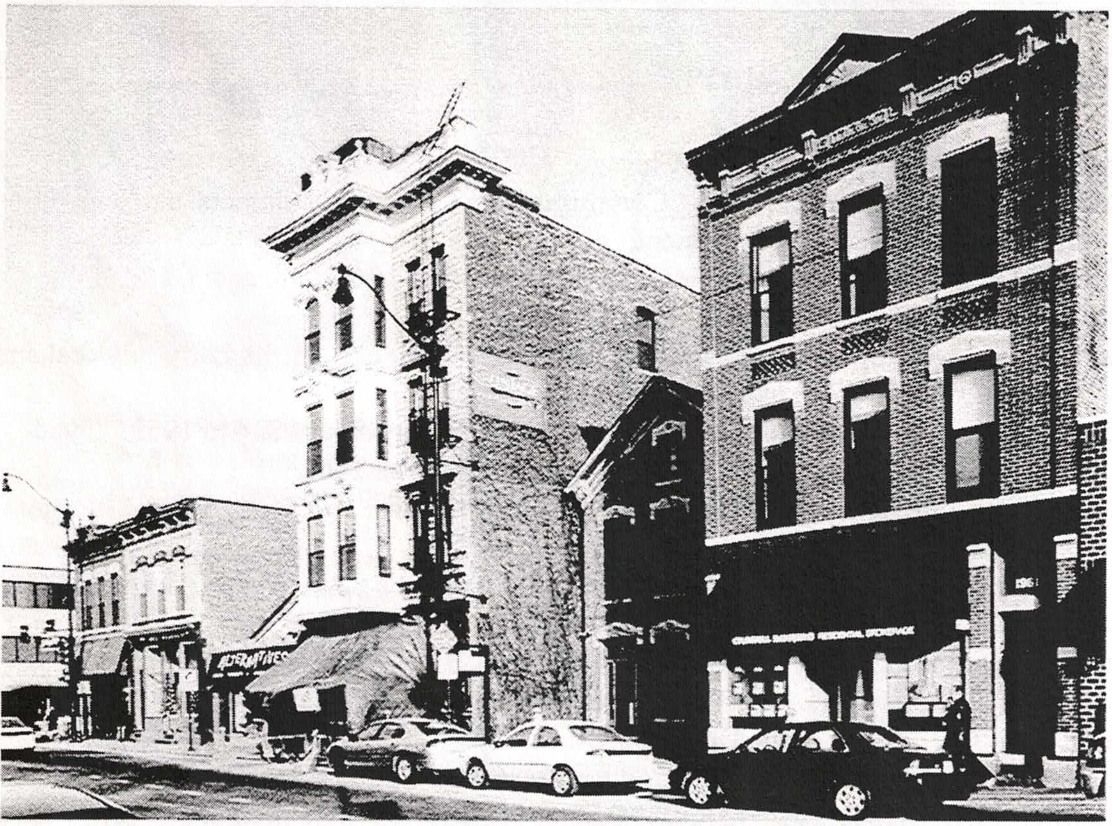
ARMITAGE-HALSTED DISTRICT

DISTRICT MAP, ADDRESS RANGES, AND BUILDING CATALOG

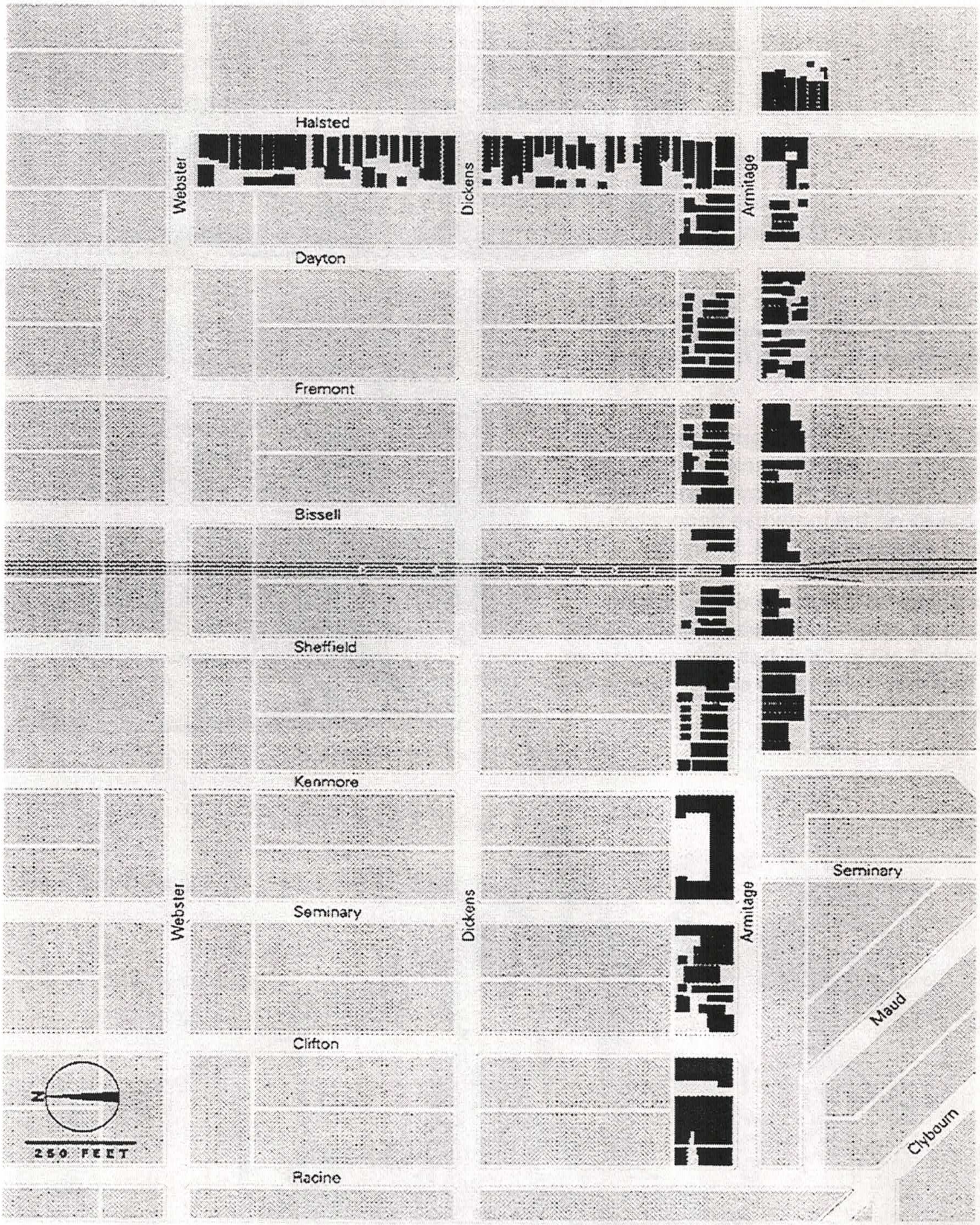




Two views (looking from opposite directions) of the southeast corner of Armitage Avenue and Halsted Street, from September 1969 (top) and January 2002 (bottom).

Armitage-Halsted District

This map is provided for illustrative purposes only. If designated by the City Council, the district will be defined by its legal description.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Webster
Dickens
Armitage
Dayton
Fremont
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Sheffield
Kenmore
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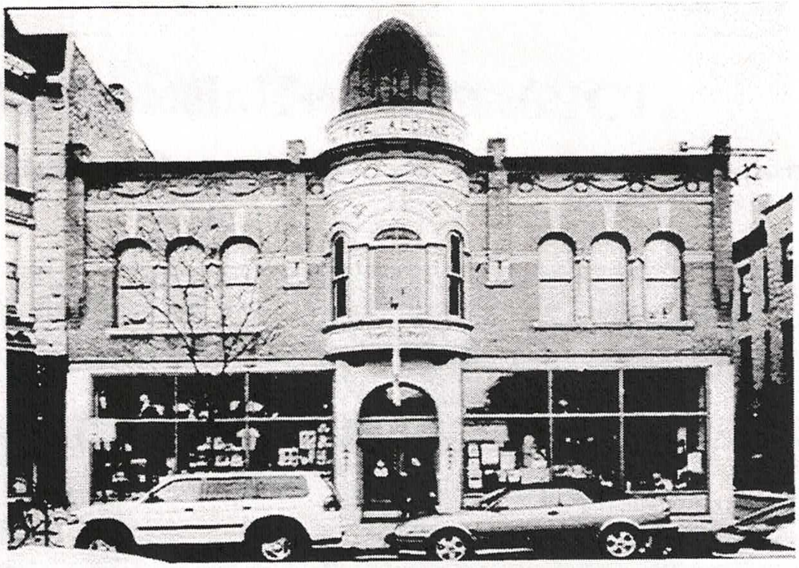
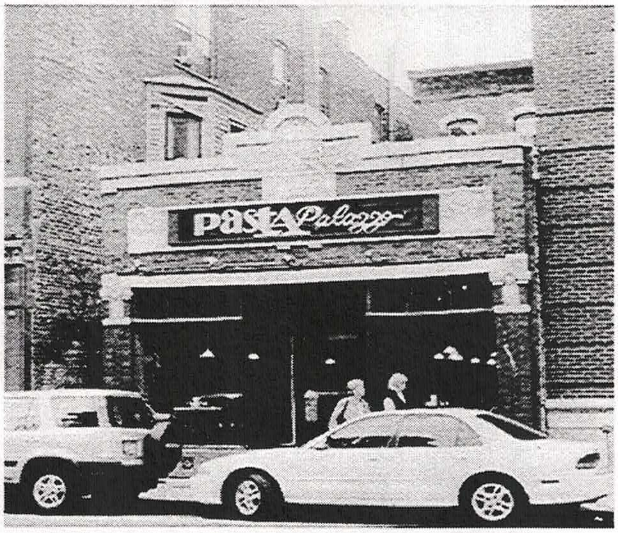
Clifton
Clybourn
Racine
N
250 FEET

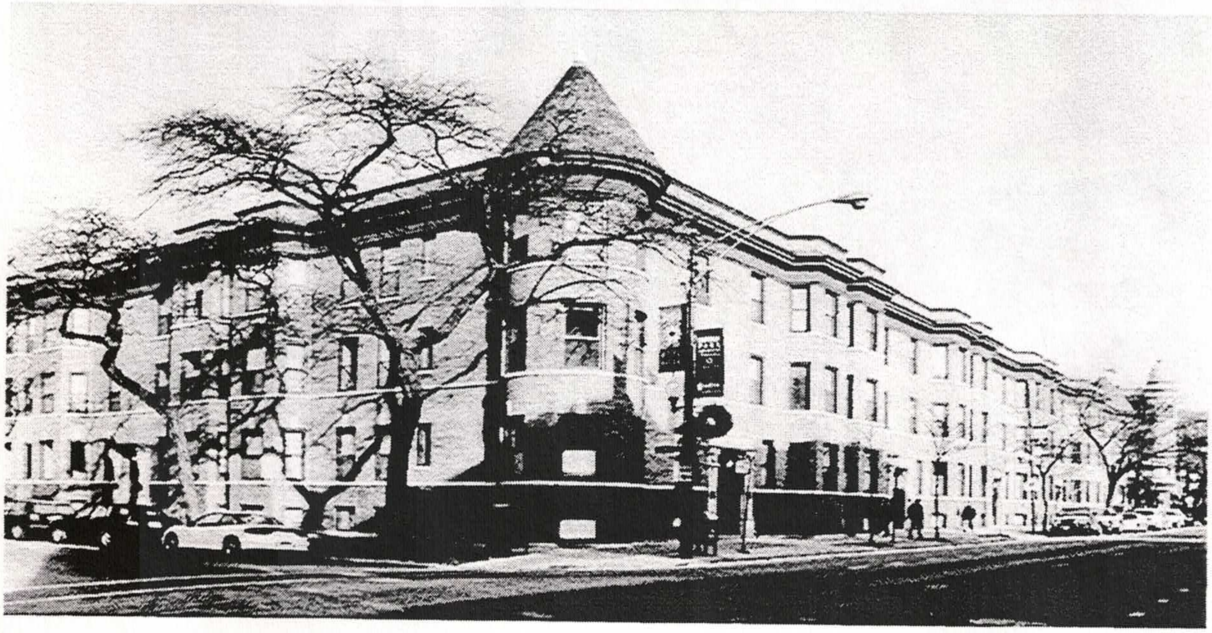




Top: The Aldine, a "public hall" building at 909-11 W. Armitage, was built to house meeting rooms for rent to fraternal and civic groups.

Right: A one-story commercial building at 1966 N. Halsted has distinctive terra-cotta ornament executed in a geometric foliate style based on the innovtive decoration of Chicago architect Louis H. Sullivan.

Bottom: The Kensington condominium building on Armitage between Kenmore and Seminary, built in 1905, has rounded corner bays that mimic the many corner turrets that embellish the district.



ADDRESS RANGES

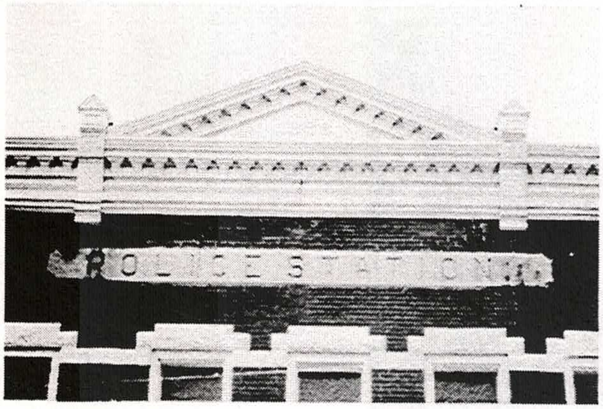
All buildings included in the Armitage-Halsted District have addresses on either Armitage Avenue, Halsted Street, or Racine Avenue:

- 800-826 West Armitage Avenue (evens)
- 838-1170 West Armitage Avenue (evens)
- 745-1021 West Armitage Avenue (odds)
- 1964-2158 North Halsted Street (evens)
- 1961-1973 North Halsted Street (odds)
- 2001-2013 North Racine Avenue (odds)

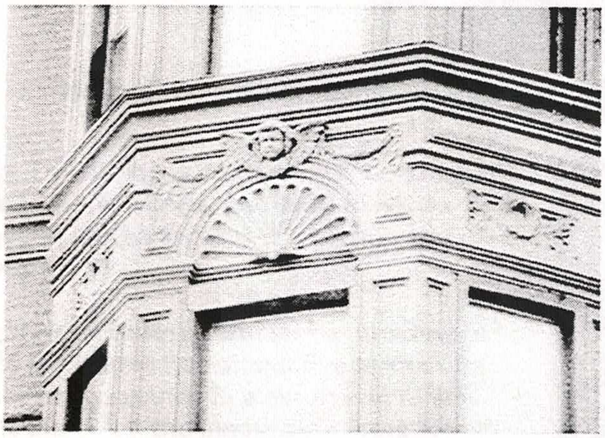
However, a few buildings have secondary addresses on streets that intersect with either Armitage or Halsted:

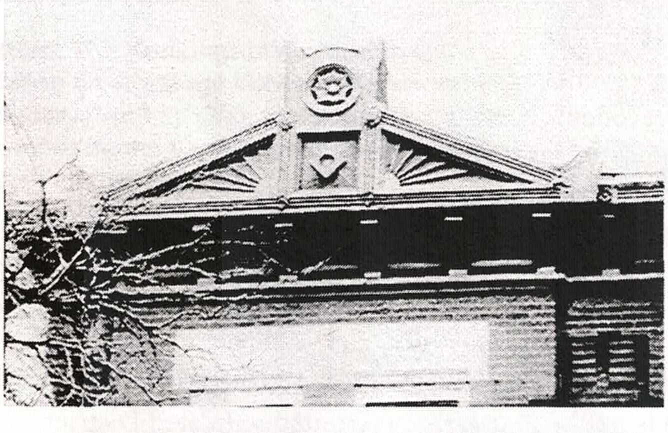
- 1964-2012 North Bissell Street (evens)
- 1965-2013 North Bissell Street (odds)
- 2000-2014 North Clifton Street (evens)
- 2001-2013 North Clifton Street (odds)
- 1962-1966 North Dayton Street (evens)
- 1963-2013 North Dayton Street (odds)
- 800-812 West Dickens Street (evens)
- 801-813 West Dickens Street (odds)
- 1962-2006 North Fremont Street (evens)
- 1963-2013 North Fremont Street (odds)
- 2000-2012 North Kenmore Street (evens)
- 1961-2013 North Kenmore Street (odds)
- 2000-2012 North Seminary Avenue (evens)
- 2001-2013 North Seminary Avenue (odds)
- 1962-2012 North Sheffield Avenue (evens)
- 1963-2013 North Sheffield Avenue (odds)
- 801-813 West Webster Avenue (odds)

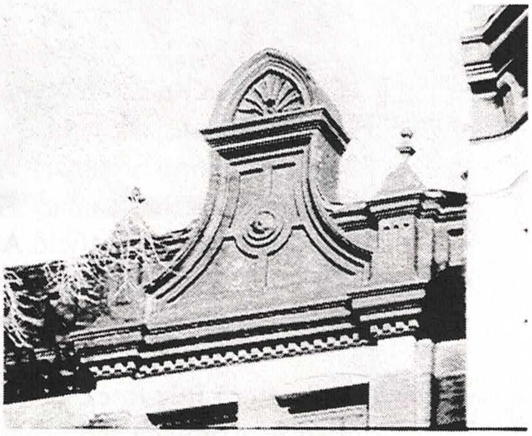
Note: The Greater Little Rock M.B. Church at 834-36 W. Armitage Ave. (northwest corner of Armitage and Dayton) is not included in the Armitage-Halsted District. Sec. 2-120-660 of the *Chicago Landmarks Ordinance* requires owner consent for buildings owned by a religious organization and used primarily as a place for conduct of religious ceremonies. The church did not consent to inclusion in the district.


POLICE STATION

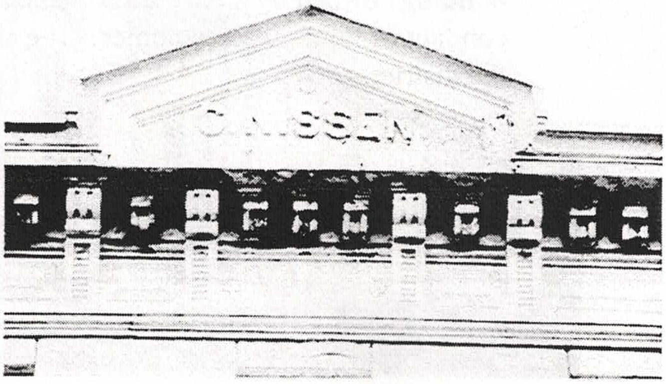
M. MUELLER
1885







Many of the buildings in the Armitage-Halsted District have elaborately detailed pressed-metal bays and cornices, including (clockwise from bottom left) 826 W. Armitage, 2012 N. Halsted, the former police station at 2126-28 N. Halsted, 957-59 W. Armitage, 825 W. Armitage, 1010 W. Armitage, and 2000-02 N. Halsted.



Armitage-Halsted District Building Catalog

The categorization of whether a property is contributing, non-contributing, or potentially contributing to the district represents a preliminary analysis and is provided as guidance for property owners and the public to anticipate how these properties would be treated under the Chicago Landmarks Ordinance. The Commission on Chicago Landmarks reserves the right to make a final determination of whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process, in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations. Unless otherwise listed in the Building Catalog, garages and other accessory buildings are considered non-contributing to the district.

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
808-10 W. Armitage	4-story brick com./res. bldg.		c. 1884		Contributing
814 W. Armitage	2-story brick two-flat	H. N. Kiefer	1881		Contributing
816 W. Armitage	2-story brick two-flat	H. N. Kiefer	1881		Contributing
824 W. Armitage	3-story brick com./res. bldg.		c. 2000		Non-contributing
826 W. Armitage/ 2001-11 N. Dayton	2-story brick res. bldg.	Charles Canmento	1877		Contributing
838-40 W. Armitage	5-story brick com./res. bldg		2001		Non-contributing
844 W. Armitage	2-story brick two-flat	C. Strail	1887		Contributing
846 W. Armitage	3-story brick com./res. bldg.	H. Cohlgraff	1887		Contributing
850 W. Armitage	3-story brick com./res. bldg.	H. Cohlgraff	1887		Contributing
852 W. Armitage	3-story limestone-fronted com./res. bldg.	C. Lippman	1895	Paul Gerhardt (architect)	Contributing
854 W. Armitage	3-story limestone-fronted com./res. bldg.	F.B. Davis	1897	W. J. Brooks (architect) & A. Bauermann (builder)	Contributing
854 W. Armitage (rear)	2-story wood-frame house		c. 1870s		Non-contributing
858 W. Armitage	3-story brick com./res. bldg.		c. 1880-85		Contributing
900-02 W. Armitage/ 2000-06 N. Fremont	3-story brick com./res. bldg.	F. Grisbach	1883		Contributing
904 W. Armitage	2-story brick two-flat		c. 1880-85		Contributing
908 W. Armitage	2-story brick two-flat		c. 1875-80		Potentially Contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
910 W. Armitage	1-story brick store	Sanitary Fuel Company	1940; 1950 (1-story addition)	1940: W. J. Connors (architect) & H. Holmes (builder)	Non-contributing
912 W. Armitage	2 ½-story wood-frame-and-brick house		c. 1870s; 1887 (basement and brick first floor)		Potentially contributing
916 W. Armitage	2 ½-story brick two-flat		c. 1875-80		Contributing
918 W. Armitage	3-story brick three-flat	T. Reinhardt	1884; 1941 (1-story brick addition for storage)		Potentially contributing
922 W. Armitage	3-story brick com./res. bldg.	J. Anderson	1883		Contributing
924 W. Armitage	3-story brick com./res. bldg.	Jonathan Anderson	1887	Schaub & Berlin (architect)	Contributing
934 W. Armitage	4-story brick com./res. bldg.		c. 1885-90		Contributing
936 W. Armitage	3-story brick com./res. bldg.		c. 1880-85		Contributing
944 W. Armitage	1-story brick elevated railroad station house	Northwestern Elevated Railroad	1899	William R. Gibb (architect), J.A.L. Waddell (consulting engineer), & Angus & Guideli (builder)	Contributing
948 W. Armitage	3-story brick com./res. bldg.	Woodstone & Swanson (1885); Jonathan P. Ander (1895)	1885 (original building); 1895 (3-story brick front addition)		Contributing
950 W. Armitage	3-story brick three-flat with 1-story terra-cotta storefront addition	John Barry	1887 (three-flat); 1924 (storefront addition)		Contributing
952 W. Armitage	3-story brick three-flat		c. 1880-85		Contributing
954 W. Armitage	2-story brick two-flat		c. 1880-85		Contributing
956 W. Armitage / 2001-11 N. Sheffield	3-story brick com./res. bldg.	L. Krueder	1886	Schaub & Berlin (architect)	Contributing
1000-04 W. Armitage/ 2006-10 N. Sheffield	4-story limestone-faced com./res. bldg.	Henry Dirks	1893		Contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
1006 W. Armitage	2-story brick two-flat		c. 1880-85		Contributing
1008 W. Armitage	3-story limestone-fronted com./res. bldg.	E. D. Dwyer	1893	Lamson & Newman (architect)	Contributing
1008 W. Armitage (rear)	2-story barn with 1-story rooftop addition	E. D. Dwyer	1886		Non-contributing
1010 W. Armitage	3-story brick three-flat		c. 1885-90		Contributing
1012-16 W. Armitage	3-story limestone-fronted double three-flat		c. 1890-95		Contributing
1018 W. Armitage	3-story brick three-flat	Henry Brandt	1886		Contributing
1020-22 W. Armitage	4-story brick com./res. bldg.		c. 1995		Non-contributing
1024 W. Armitage	4-story brick com./res. bldg.		c. 1890-95		Contributing
1024 W. Armitage (rear) / 2011 N. Kenmore (same parcel & PIN as front building)	2-story brick stable, now house		c. 1890-95		Contributing
1034-58 W. Armitage / 2006-12 N. Kenmore / 2001-13 N. Seminary	3-story brick apartment bldg. ("The Kensington")	Niels Buck	1905	Niels Buck (architect) & Fred. Stoebehn (builder)	Contributing
1110-12 W. Armitage / 2000-13 N. Seminary	4-story brick com./res. bldg.	Louis Schutt (4-story rear addition in 1893)	c. 1885-90; 1893 (4-story rear addition)		Contributing
1114-16 W. Armitage	3-story brick com./res. bldg.	Henry Marck	1893		Contributing
1114 W. Armitage (rear)	1-story wood-and-glass house		c. 1980s		Non-contributing
1120 W. Armitage	4-story limestone-fronted com./res. bldg.	Paul Gaeschke	1893		Contributing
1122-24 W. Armitage	4-story brick res. bldg.		c. 1995		Non-contributing
1126 W. Armitage	3-story brick com./res. bldg.	M. Gannon	1895; c. 1980s (refronting)		Non-contributing
1130 W. Armitage	3-story limestone-fronted three-flat	A. Anderson	1887		Contributing
1132 W. Armitage	3-story brick three-flat		c. 1995		Non-contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
1130-32 W. Armitage (rear)	4-story concrete-block res. bldg.		c. 1995		Non-contributing
1134-36 W. Armitage	4-story brick com./res. bldg.	J. B. Gillis	1891		Contributing
2000-10 N. Clifton	3-story brick com./res. bldg.	Mueller & Scholer	1893	Theodor Lewandowski (architect)	Contributing
1158-64 W. Armitage	3- and 4-story brick industrial bldg.	J. J. Harrington	1923	W. G. Uffendahl (architect) & J. M. Parrish (builder)	Non- contributing
1166 W. Armitage	2-story brick com. bldg.		c. 1950-60		Non-contributing
1168-70 W. Armitage / 2001-05 N. Racine	4-story brick com./res. bldg.		c. 1885-90		Contributing
2011 N. Racine	4-story brick com./res. bldg.	H. Birchoff	1894		Contributing
815 W. Armitage	2 ½-story brick two-flat	John S. Hack	1877		Contributing
819 W. Armitage	2 ½-story wood-frame house		c. 1870-80		Potentially contributing
823 W. Armitage	4-story brick com./res. bldg.		c. 1990-95		Non-contributing
825 W. Armitage	4-story brick com./res. bldg.	D. R. Rothrock	1891		Contributing
833-35 W. Armitage / 1966 N. Dayton	2-story brick com./res. bldg.	G. R. Bramhall	1888	Flanders & Zimmerman (architect)	Potentially contributing
837 W. Armitage	2-story brick com./res. bldg.	George McDonnell	1891		Contributing
841 W. Armitage	3-story wood-frame com./res. bldg.		c. 1870-80		Potentially contributing
843-45 W. Armitage	3-story brick com./res. bldg.	J. Mohan	1888		Potentially contributing
845 W. Armitage (rear)	2-story wood-frame house		c. 1870-80		Non-contributing
849 W. Armitage	2-story wood-frame com./res. bldg.		c. 1870-80		Potentially contributing
849 W. Armitage (rear)	2-story metal-and-glass house		c. 1980s		Non-contributing
851 W. Armitage	2 ½-story wood-frame-and-brick com./res. bldg.		c. 1870-80		Potentially contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
853 W. Armitage	1-story wood-frame cottage		c. 1870-80		Potentially contributing
857 W. Armitage	4-story brick com./res. bldg.		c. 1990		Non-contributing
859 W. Armitage	4-story brick com./res. bldg.		c. 1990		Non-contributing
901-03 W. Armitage	3-story brick com./res. bldg.	S. T. Johnson	1887	W. W. Boyington (architect)	Contributing
907 W. Armitage	3-story limestone-fronted com./res. bldg.		c. 1890-95		Contributing
909-11 W. Armitage	2-story brick com./res. bldg. ("The Aldine"), now Old Town School of Music	Ferdinand Luth	1896	Joseph Bettinghofer (architect)	Contributing
917 W. Armitage	3-story limestone-fronted com./res. bldg.	M. Hibbler	1895 (3-story addition)		Contributing
919 W. Armitage	3-story limestone-fronted com./res. bldg.	B. Straessle	1896 (front and rear additions)		Contributing
921 W. Armitage	3-story limestone-fronted com./res. bldg.	Charles Lindau	1897	Laschback (architect)	Contributing
925 W. Armitage	4-story brick com./res. bldg.	Charles Lindau	1897		Contributing
925 W. Armitage (rear) / 1965 N. Bissell (same parcel and PIN as front building)	3-story frame com./res. bldg.		c. 1870s		Non-contributing
933-37 W. Armitage	4-story brick com./res. bldg.	John Knorst	1889-1891		Contributing
939 W. Armitage	4-story limestone-fronted com./res. bldg.	William Schaefer	1892		Contributing
949 W. Armitage	3-story brick comm./res. bldg.		c. 1885-90		Contributing
951 W. Armitage	3-story brick com./res. bldg.	J. Weisbach	1887		Contributing
953 W. Armitage	3-story brick com./res. bldg.	Mrs. C. Riefstahl	1886		Contributing
957-59 W. Armitage	3-story brick com./res. bldg.	M. Mueller	1885		Contributing
1001 W. Armitage	1-story brick com. bldg.	A. Schormann	1900		Non- contributing
1003 W. Armitage	3-story brick com./res. bldg.		c. 1885-90		Contributing
1007 W. Armitage	3-story limestone-fronted com./res. bldg.	A.L. Van Heule	1895		Contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
1009-11 W. Armitage	1- and 2-story brick com. bldg.	C. C. Housal	1895 (1-story com. bldg.); c. 1990s (2nd-floor addition & refront)		Non-contributing
1013 W. Armitage	2-story com. bldg.	J. T. McCarthy	1905; c. 1990s (refront)		Non-contributing
1015-17 W. Armitage	4-story brick com./res. bldg.	John Ruddy	1885	A. Smith (architect)	Contributing
1021 W. Armitage	3-story brick com./res. bldg.		c. 1880-85		Contributing
1964 N. Halsted	3-story brick com./res. bldg.	C. Zuler	1888		Contributing
1966 N. Halsted	1-story com. bldg.		1924	B. J. Bruns	Contributing
1966 N. Halsted (rear)	3-story brick three-flat		c. 1875-80		Contributing
1970-72 N. Halsted	2 ½-story brick com. bldg.		c. 1997		Non-contributing
2000-02 N. Halsted	4-story brick com./res. bldg.	Charles Nissen	1884		Contributing
2004-06 N. Halsted	1-story brick com. bldg.		c. 1970-75		Non-contributing
2008 N. Halsted	2-story brick com. bldg.		c. 1985-90		Non-contributing
2012 N. Halsted	4-story brick com./res. bldg.	Henry Harmes	1889		Contributing
2014 N. Halsted	3-story brick com./res. bldg.		c. 1880-85		Contributing
2018-20 N. Halsted	3-story brick com./res. bldg.		c. 1885-90		Contributing
2022 N. Halsted	1-story side addition to 2024 N. Halsted		c. 1970s		Non-contributing
2024 N. Halsted	3-story brick com./res. bldg.	Anna Voigt	1889		Contributing
2028 N. Halsted	3-story brick com./res. bldg.	Theo. Reinhardt	1887		Contributing
2030-32 N. Halsted	3-story comm./res. bldg. under construction		2002		Non-contributing
2034 N. Halsted	2 ½-story brick com./res. bldg.	J. Bernhard	1890		Contributing
2034 N. Halsted (rear)	2-story wood-frame house		c. 1870-80		Non-contributing
2038 N. Halsted	under construction		2002		Non-contributing
2040 N. Halsted	3-story brick com./res. bldg.	August Sundmacher	1896 (2-story brick front addition); c. 1980s (3rd-floor addition)		Potentially contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
2042 N. Halsted	2 ½-story brick com./res. bldg.	R. Rossen	1881		Contributing
2044 N. Halsted	2 ½-story wood-frame & concrete com./res. bldg.		c. 1870-80; substantially rebuilt c. 1990s		Non- contributing
2048 N. Halsted	1-story com. bldg.		c. 1980s		Non-contributing
2050 N. Halsted	1-story com. bldg.		c. 1980s		Non-contributing
2052 N. Halsted	3-story brick com./res. bldg.	Louis Fridnick	1889		Contributing
2056 N. Halsted	3-story brick com./res. bldg.	C. Schauss	1885		Contributing
2058 N. Halsted	2-story brick com./res. bldg.		c. 1880-90; c. 1980s (refront)		Non-contributing
2100 N. Halsted	4-story brick com./res. bldg.	Louis Berthal	1888		Contributing
2102-06 N. Halsted	1-story com. bldg.		c. 1990		Non-contributing
2108 N. Halsted	3-story sandstone-fronted com./res. bldg.	S. Rubel	1894 (3-story front addition)		Contributing
2110 N. Halsted	3-story brick com./res. bldg.		c. 1880-85		Contributing
2112 N. Halsted	3-story limestone-fronted com./res. bldg.	Jonathan Hilbert	1892 (2-story front addition & 1-story additional floor to existing building)		Contributing
2116 N. Halsted	3-story brick com./res. bldg.	Jonathan Weisbach	1885	Frohmann & Jebsen (architect)	Contributing
2118 N. Halsted	2-story brick com./res. bldg.		c. 1880-85		Contributing
2120 N. Halsted	2-story brick com./res. bldg.		c. 1880-85		Contributing
2122 N. Halsted	3-story brick com./res. bldg.	Mrs. M. Schultz	1887		Contributing
2126-28 N. Halsted	2-story brick police station	City of Chicago	1888		Contributing
2130 N. Halsted	3-story brick com./res. bldg.	H. Tiehan	1886		Contributing
2132 N. Halsted	1-story frame com. bldg.		c. 1870s		Non-contributing
2136 N. Halsted	4-story limestone-fronted com./res. bldg.	A. Behrens	1895		Contributing
2138-40 N. Halsted	4-story limestone-fronted com./res. bldg.	H. Potratz	1895		Contributing
2142 N. Halsted	4-story limestone-fronted com./res. bldg.	Charles F. Lange	1893		Contributing

Address	Description	Original Owner	Date of Construction	Architect / Builder	Contributing / Non-contributing (Preliminary)
2144-50 N. Halsted	4-story limestone-fronted com./res. bldg.	William Walk	1889	Schaub & Berlin (architect)	Contributing
2154 N. Halsted	3-story brick com./res. bldg.	J. J. Anderson	1889		Contributing
2156 N. Halsted	3-story limestone-fronted com./res. bldg.	Charles Kuechler	1895		Contributing
2158 N. Halsted	3-story brick com./res. bldg.	Charles Kuechler	1880		Contributing
2158 N. Halsted (rear) / 807-13 W. Webster	1-story brick store	Charles Kuechler	1904; c. 1970s (facade remodeling)		Non-contributing
1961 N. Halsted	3-story brick com./res. bldg.		c. 1880-85		Contributing
1961 N. Halsted (rear)	1 ½-story brick house		c. 1870-80		Non-contributing
1963 N. Halsted	2 ½-story res. bldg.	Anton Hoffman	1880		Contributing
1967 N. Halsted	4-story limestone-fronted com./res. bldg.	William Nissen	1892		Contributing
1969 N. Halsted	2-story two-flat with 1-story com. front addition		c. 1880-85 (two-flat); c. 1920s (1-story front addition)		Contributing
1971-73 N. Halsted	2-story brick com./res. bldg.	August Sickel	1883		Contributing
1973 N. Halsted (rear) / 745-57 W. Armitage	1-story brick rear addition	E.G. Uihlein	1907; c. 1970s (refront)		Non-contributing

Revised November 2002

Acknowledgments

CITY OF CHICAGO
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Illustrations
Courtesy the Old Town School of Folk Music: p. 2 (top).
Department of Planning and Development: p. 2 (bottom), 5 (middle left), 7 (bottom), 8 (bottom), 10, 12, 13, 15, 16, 19, 20, 22, 23, 25, 26, 28 (bottom), 30, 32.
From *Economist*, July 1890: p. 4 (top).
From Meyer and Wade: p. 4 (bottom).
From Moffat: p. 5 (top left & bottom left).
From Young: p. 5 (top right).
Courtesy Chicago Historical Society: p. 7 (top), 8 (top), 28 (top).
Courtesy Chicago CartoGraphics: p. 29.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. It is responsible for recommending to the City Council that individual buildings, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 N. LaSalle St., Room 1600, Chicago, IL 60602; (312-744-3200) phone; (312-744-2958) TTY; (312-744-9140) fax; web site, http://www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation proceedings. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

COMMISSION ON CHICAGO LANDMARKS

David Mosena, Chairman
Larry W. Parkman, Vice Chairman
John W. Baird, Secretary
Alicia Mazur Berg
Lisa Willis-Brown
Phyllis Ellin
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Seymour Persky
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